सत्यमेव जयते

भारत सरकार

Government of India

केन्दीय लोक निर्माण विभाग

Central Public Works Department

NOTICE INVITING e-TENDERS

NIT No. : **04/SE&PD/DPC-II/CPWD/2026-27/Recall-2**

Name of Work : **Conservation planning and Design consultancy for construction of new buildings at historic police station Darya Ganj New Delhi**

Estimated Cost : **Rs. 33,73,213/-**

Earnest Money : **Rs.67,464/-**

Security Deposit : **2.5% of Tendered Cost**

Performance guarantee:(a) 5% of contract amount or Estimated Cost Put to Tender (ECPT) (whichever is higher).

(b) Where the tendered amount is less than eighty percent (80%) of the Estimated Cost Put to Tender (ECPT), the Performance Guarantee, in addition to the requirement under (a) above, shall be increased by an amount equal to the difference between eighty percent (80%) of the ECPT and the tendered amount

Completion Period : **05 months**

Last time and date of submission of bids : up to 15:00 Hrs on 05.12.2026

Date & Time of Opening of Bid : At 15:30 Hrs on 05.12.2026

Government of india

भारत सरकार

office of executive engineer & senior manager (C)-2

कार्यालय कार्यपालक अभियंता एवं वरिष्ठ प्रबंधक (सि.)-2

Development project circle-II

विकास परियोजना परिमंडल –II

East block-1, level-5, R.K. Puram, New Delhi

पूर्वी खण्ड,–1, तल–5, आर. के. पुरम, नई दिल्ली

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Assistant Engineer (C)
Development Project Circle -II

Executive Engineer & Senior Manager (C)-2
Development Project Circle -II

This NIT containing pages 1 to 75 is approved for Estimated Cost of **Rs. 33,73,213/-.**

SE&PD
Development Project Circle -II

Corrections - Nil Insertions - Nil Omissions - Nil AE(C) EE&SM(C)-2

PART-I

GENERAL INFORMATION

NOTICE FOR ONLINE BIDS

The **Executive Engineer & Senior Manager (C)-2, Development Project Circle-II, CPWD, Delhi** on behalf of President of India invites online percentage rate bids from CPWD Empaneled Architectural Consultants in appropriate Category (all Categories) and Eligible Indian Consultancy Firms satisfying the eligibility criteria, in two bid system, for the following work:

NIT No : **04/SE&PD/DPC-II/CPWD/2026-27/Recall-2**

Name of Work : **Conservation planning and Design consultancy for construction of new buildings at historic police station Darya Ganj, New Delhi**.

Estimated Cost : **Rs.33,73,213/-**

Earnest money : **Rs.67464/-**in favour of **Executive Engineer & Senior Manager (C)-2, IIIDEM Project, CPWD East Block-1, Level-5, R. K. Puram, New Delhi**

Period of completion : **05 months**

Last time and date of submission of bids : up to 15:00 Hrs on 05.12.2026

Date & Time of Opening of Bid : At 15:30 Hrs on 05.12.2026

The Bid forms and other details can be obtained from the website ***https://etender.cpwd.gov.in*** or ***www.cpwd.gov.in***

*To be filled by Executive Engineer.

INFORMATION AND INSTRUCTIONS FOR BIDDERS FOR e-TENDERING

The **Executive Engineer & Senior Manager (C)-2, Development Project Circle-II, CPWD, East Block-1, Level-5, R. K. Puram, New Delhi - 110066** on behalf of President of India invites online percentage rate bids from CPWD Empaneled Architectural Consultants in appropriate Category (all Categories) and Eligible Indian Consultancy Firms satisfying the eligibility criteria, in two bid system, for the following work:

NIT No.	**04/SE&PD/DPC-II/CPWD/2026-27/Recall-2**
Name of Work	**Conservation planning and Design consultancy for construction of new buildings at historic police station Darya Ganj, New Delhi**.
Location	**Police station, Darya Ganj, New Delhi**
Estimated Cost put to Tender	**Rs.33,73,213/-**
Earnest Money	**Rs.67,464/-**
Period of Completion	**05 months**
Pre-Bid Conference	Pre-bid conference shall be held with the eligible and intending bidders in the Office of SE-cum-PD, DPC-II, CPWD, East Block-1, Level-5, R.K. Puram, New Delhi-110066 at 11:30 Hrs. On 30.11.2026
Last date & time of submission of bid, original EMD, copy of receipt of deposition of original EMD and other documents as specified in the bid document	Up to 15:00 Hrs. on 05.12.2026
Time and date of opening of Bid	At 15:30 Hrs. on 05.12.2026

(* To be filled by the Executive Engineer.)

1. Consultant/Architectural Firms who fulfill the eligibility requirements prescribed in this bid document shall be eligible to apply. Joint ventures are not accepted.
2. The intending bidder must read the terms and conditions of CPWD-6 carefully. He should only submit his bid if he considers himself eligible and he is in possession of all the documents required.
3. Information and instructions for bidders posted on website shall form part of bid document.
4. The bid document consisting of plans, specifications, schedule of quantities of various types of items to be executed and the set of terms & conditions of the contract to be complied with and other necessary documents can be seen and downloaded from website ***https://etender.cpwd.gov.in*** or ***www.cpwd.gov.in*** free of cost.

   Bidders are advised to keep watching the above-mentioned websites from time to time (till the due time of bid submission) for any updates in respect of tender documents if any. Failure to do so shall not absolve the applicant of his liabilities to submit the applications complete in all respects including updates thereof. An incomplete application may be liable for rejection.

5. But the bid can only be submitted after deposition of original EMD either in the office of Executive Engineer inviting bids or division office of any Executive Engineer, CPWD within the period of bid submission and uploading the mandatory scanned documents such as Insurance Surety Bonds, Account Payee Demand draft or Banker's Cheque or Fixed Deposit Receipts or/ and Bank Guarantee including e- Bank Guarantee (for balance amount as prescribed) from any of the Commercial Bank towards EMD in favour of "**Executive Engineer & Senior Manager (C)-2, IIIDEM Project, CPWD, R. K. Puram, New Delhi**" receipt for deposition of original EMD to division office of any Executive Engineer (including NIT issuing EE/ AE), CPWD and other documents as specified.
6. Those Bidders who are not registered or have not updated their profile on the website mentioned above, are required to get registered / update their profile beforehand. The necessary training materials including the

videos with step-to-step process are available on download section of ***https://etender.cpwd.gov.in***

7. The intending bidder must have valid Class-lll digital signature certificate with encryption key (combo type) to perform any operations/transactions on the e-tendering portal / website and the bidder should download and install the emsigner on their system as per instruction available on download section of ***https://etender.cpwd.gov.in.***

8. On opening date, the Bidder can login and see the bid opening process. After opening of bids, he will receive the competitor bid sheets.

9. Bidder can upload documents in the form of **JPG** format and **PDF** format.

10. **Certificate of Financial Turn Over**: At the time of submission of bid, bidder may upload affidavit/certificate from CA mentioning Financial Turn Over of last 5 years or for the period as specified in the bid document duly certified by the charted accountant. There is no need to upload entire voluminous balance sheet.

11. Bidder must ensure to quote rate of each item. The column meant for quoting rate in figures appears in yellow colour and the moment rate is entered; it turns sky blue.

    In addition to this, while selecting any of the cells a warning appears that if any cell is left blank the same shall be treated as **"0"**. Therefore, if any cell is left blank and no rate is quoted by the bidder, rate of such item shall be treated as **"0" (Zero)**.

    However, if a tenderer quotes nil rates against each item in item rate tender or does not quote any percentage above/below on the lowest amount of the tender or any section/sub head in percentage rate tender, the tender shall be treated as invalid and will not be considered as lowest tenderer.

12. The technical bid shall be opened first on due date and time as mentioned above. The time and date of opening of financial bid of contractors qualifying the technical bid shall be communicated to them at a later date.

13. Pre-bid conference shall be held with the intending bidders in the Office of SE & PD, DPC-II, CPWD, East Block-1, Level-5 R.K. Puram New Delhi at 11.30 Hrs. On 30.11.2026 to clear the doubts of intending bidders, if any. Bidders may send all their queries by email, before pre-bid conference, latest by 11.00 Hrs. on 30.11.2026 to the office of the EE & SM (C)-2, Development Project Circle-II, CPWD, Delhi (Telephone No. 7002535879, Email ID: eesmc2dpc2@cpwd.gov.in). Due to discussion (s)/ decision (s) taken in pre-bid conference, certain modifications may be issued to all eligible bidders by the Engineer-in-Charge by e-mail, if felt necessary by him. If further pre-bid conferences are required for complete and effective interactions, the date and time of the same will be communicated at the end of 1st pre-bid conference or later. All modifications/ addendums/ corrigendum issued regarding this bidding process, shall be uploaded on website only and shall not be published in any Newspaper.

14. The department reserves the right to reject any prospective application without assigning any reason thereof and to restrict the list of qualified bidders to any number deemed suitable by it, if too many bids are received satisfying the minimum laid down criteria.

15. Intending bidders are advised to inspect and examine the site and its surroundings and satisfy themselves before submitting their tenders as to the nature of the ground and sub-soil (so far as is practicable), the form and nature of the site, the means of access to the site, the accommodation they may require and in general shall themselves obtain all necessary information as to risks, contingencies and other circumstances which may influence or affect their tender. A tenderer shall be deemed to have full knowledge of the site whether he inspects it or not and no extra charge consequent upon any misunderstanding or otherwise shall be allowed. The tenderer shall be responsible for arranging and maintaining at his own cost all materials, tools & plants, water, electricity access, facilities for workers and all other services required for executing the work unless otherwise specifically provided for in the contract documents. Submission of a tender by a tenderer implies that he has read this notice and all other pages of contract documents and has made himself aware of the scope and specifications of the work to be done and local conditions and other factors having a bearing on the execution of the work.

List of Documents to be scanned and uploaded within the period of Bid submission:

For CPWD Registered Consultants

1. Scanned copy of Banker's cheque of commercial bank or Account payee Demand Draft of commercial bank or Fixed Deposit receipt (FDR) of commercial bank or insurance surety bonds and/or bank guarantee or e-bank guarantee (for balance amount as prescribed) of commercial bank against EMD

2. Copy of receipt for deposition of original EMD issued from Division office of any Executive Engineer, CPWD (including NIT issuing EE, CPWD) (Form 'H') along with Scanned copy of original EMD **(Form "H")**

3. Copy of Enlistment Order/ Empanelment order for CPWD Empaneled Architectural Consultants in appropriate Category (all Categories)

4. GST registration Certificate, if already obtained by the bidder. "If the bidder has not obtained GST registration as applicable, then in such a case the bidder shall scan and upload undertaking with the bid document "If work is awarded to me, I/We shall obtain GST registration certificate within one month from date of receipt of award letter or before release of any payment by CPWD, whichever is earlier, failing which I/We shall be responsible for any delay in payments which will be due towards me/us on account of the work executed and/or for any action taken by CPWD or GST department in this regard" **(Form 'G')**

5. Letter of Transmittal **(Appendix -A1)**

6. Details of eligible similar nature of works completed during the last seven years ending last day of month previous to the one in which tenders are invited. **(Form 'C')** (i) If non-government works are shown in support of eligibility, certified copy of the Tax Deducted at source Certificate (TDS) shall be submitted along with the Experience Certificate and the TDS amount shall tally with the actual amount of work done. Otherwise, the amount that tally with TDS shall only be considered for eligibility. (ii) Works executed outside India shall not be considered as eligible works

7. Performance report of works referred in Form 'C' **(Form 'D')** If Non-government works are shown in support of eligibility, certified copy of the Tax Deducted at Source (TDS) Certificate shall be submitted along with the experience certificate and the TDS amount shall tally with the actual amount of work done

8. Structure & Organization **(Form-E)**

9. Affidavit for non-execution of eligible similar work(s) through another contractor on back-to-back basis or subletting basis furnished on Rs.100/- Non-judicial stamp paper attested by Notary. **(Form-'F')**

10. Affidavit for "Proforma of Affidavit for Non - Black Listing" in **(Form-'I')**

11. Details of Professionals / Domain Experts to be Deployed for this Work **(Form-'J')**

12. Additional documents / any other documents specified in NIT

For Eligible Indian Consultancy Firms (Non-CPWD empaneled) satisfying the eligibility criteria

1. Scanned copy of Banker's cheque of commercial bank or Account payee Demand Draft of commercial bank or Fixed Deposit receipt (FDR) of commercial bank or insurance surety bonds and/or bank guarantee or e-bank guarantee (for balance amount as prescribed) of commercial bank against EMD

2. Copy of receipt for deposition of original EMD issued from Division office of any Executive Engineer, CPWD (including NIT issuing EE, CPWD) (Form 'H') along with Scanned copy of original EMD **(Form "H")**

3. GST registration Certificate, if already obtained by the bidder. "If the bidder has not obtained GST registration as applicable, then in such a case the bidder shall scan and upload undertaking with the bid document "If work is awarded to me, I/We shall obtain GST registration certificate within one month from date of receipt of award letter or before release of any payment by CPWD, whichever is earlier, failing which I/We shall be responsible for any delay in payments which will be due towards me/us on account of the work executed and/or for any action taken by CPWD or GST department in this regard" **(Form 'G')**

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6. Performance report of works referred in Form 'C' **(Form 'D')** If Non-government works are shown in support of eligibility, certified copy of the Tax Deducted at Source (TDS) Certificate shall be submitted along with the experience certificate and the TDS amount shall tally with the actual amount of work done

7. Certificate of Financial Turnover from Chartered Accountant **(Form 'A')**

8. Banker's Certificate **(Form 'B')** or Net worth Certificate **(Form 'B1')**

9. Structure & Organization **(Form-E)**

10. Affidavit for non-execution of eligible similar work(s) through another contractor on back-to-back basis or subletting basis furnished on Rs.100/- non-judicial stamp paper attested by Notary. **(Form-'F')**

11. Affidavit for "Proforma of Affidavit for Non - Black Listing" in (**Form-'I')**

12. Details of Professionals / Domain Experts to be Deployed for this Work (**Form-'J')**

13. Additional documents / any other documents specified in NIT

EE & SM (C)-2, DPC-II,
CPWD, Delhi

GOVERNMENT OF INDIA

CENTRAL PUBLIC WORKS DEPARTMENT

CPWD-6 for e-BIDDING

The **Executive Engineer & Senior Manager (C)-2, Development Project Circle-II, CPWD East Block-1, Level-5, R. K. Puram, New Delhi** on behalf of President of India invites online percentage rate bids from CPWD Empaneled Architectural Consultants in appropriate Category (all Categories) and Eligible Indian Consultancy Firms satisfying the eligibility criteria, in two bid system for the work of **Conservation planning and Design consultancy for construction of new buildings at historic police station Darya Ganj New Delhi**.

Instruction to bidders-

1. The Empanelment of the CPWD Empaneled Architectural Consultants should be valid on the last date of submission of bids. In case the last date of submission of bids is extended, the empanelment of consultant ***should be valid on the original date of submission of bids.***

2. The Consultancy work is estimated to cost **Rs.33,73,213/-** which includes soil investigation, site topographical survey, preparation of the Inception Report, heritage building documentation, submission of design concept ,preparation of integrated campus Master Plan, site development, landscape, parking, conceptual and detailed architectural drawings for the proposed construction, preparation & submission of detailed project report, preparation & submission of conservation planning report etc., including obtaining approvals from local body (BPAC), DUAC, DFS, NMA and other concerned authorities, Heritage conservation Committee and concerned authorities and also preparation of preliminary estimate for approximate Built-up area of 2313 Sqm.

3. **Criteria for Eligibility of CPWD Empaneled Architectural Consultants of appropriate Category (all Categories) and for Eligible Indian Consultancy Firms subject to fulfilling of eligibility criteria:**

   Work experience: Bidders who fulfill the following requirements shall be eligible to apply. Joint ventures are not accepted: -

3.1 The Bidder should have satisfactorily completed Similar works during the last 7 (seven) years ***ending last date of month previous to the one in which bids are invited*** *as below*

Similar work: "Consultancy for Planning & Design of Building Complexes or Consultancy for repair and rehabilitation of existing buildings"

Three works, each of value not less than **Rs. 13.49 lacs**

Or

Two works, each of value not less than **Rs. 20.24 lacs**

Or

One work, of value not less than **Rs. 26.99 lacs**

Note: **1. Minimum one experience work shall be declared/notified as a protected monument by the Archaeological Survey of India (ASI)/ State Department of Archaeology/ Local bodies etc., or Minimum one experience work shall get obtained NOC/Clearance from National monument authority**

2. Bidders must submit a copy of the official Government Gazette notification or the relevant page of the notified protected List, NOC documents as applicable along with the Work Completion Certificate."

Note:

1) Eligible works required to satisfy conditions of Para 3.1 above, should have been executed under valid contract and Client Certificate in support of having satisfactorily completed the works along with desired details shall be uploaded with bids. In case non-government works are submitted in support of eligibility, certified copy of the contract documents and Tax Deducted at Source (TDS) certificates shall also be submitted and the TDS amount shall tally with the actual amount of work done.

2) 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 previous day of last date of submission of tenders.

3) ln case, the eligible work has been executed by a Joint Venture through one or more individual firm(s), then cost of completed work shall be distributed among the individual firm(s) in proportion to their share in Joint Venture and that will be considered as work experience for individual firm(s) for prequalification in bidding.

3.2 The Bidder should have had **Average Annual Financial Turnover** of ***Rs. 10.12 lakhs*** on **consultancy works** during immediate last five consecutive financial years ending **31st March 2026.** Year in which no turnover is shown would also be considered for working out the average. ***The value of annual turnover figures shall be brought to current value by enhancing the actual turnover figure at simple rate of 7% per annum.***

3.3 The Bidder should not have incurred any loss (profit after tax should be positive) in more than two years during available last five consecutive financial years ending **31st March 2026** balance sheets (Standalone financial statement) duly certified by the Chartered Accountant.

3.4 The Bidder should have **Banker's Certificate** from a commercial Bank for ***Rs. 13.49 lakhs*** (Scanned copy of original Banker's Certificate to be uploaded)

or

The Bidder should have **Net Worth** of ***Rs. 3.37 lakhs*** (Scanned copy of Net Worth certificate issued by the certified Chartered Accountant on the prescribed Form given in NIT to be uploaded)

4 Agreement shall be drawn with the successful bidder as per terms and conditions given herein this bid document. Bidder shall quote his rates as per various terms and conditions.

5 The time allowed for carrying out the work shall be **05 months** in accordance with the phasing of various activities as provided herein this bid documents.

6 The site for the work, for which consultancy service is to be provided, is available.

7 The bid document consisting of scope of work and the set of terms and conditions of the contract to be complied with and other necessary documents can be seen from website **https://etender.cpwd.gov.in** free of cost. Bidders are advised to keep watching the above-mentioned websites from time to time (till the due time of bid submission) for any updates in respect of tender documents if any. Failure to do so shall not absolve the applicant of his liabilities to submit the applications complete in all respects including updates thereof. An incomplete application may be liable for rejection.

8 After submission of the bid the contractor can re-submit revised bid any number of times but before last time and date of submission of bid as notified. No post-tender modification is allowed by the tenderers except through negotiations, if required. ln case, any tenderer does so, the tender will be summarily rejected and the tenderer will be debarred for future tendering in CPWD for two years by the concerned enlisting authority (in case of CPWD enlisted contractor) and by the concerned CE/SE (in case of non-enlisted contractor).

9 While submitting the revised bid, contractor can revise the rate of one or more item(s) any number of times (he need not re-enter rate of all the items) but before last time and date of submission of bid as notified.

10 Earnest Money in the form of Insurance Surety Bonds, Account Payee Demand Draft, Fixed Deposit Receipt, Banker's Cheque or Bank Guarantee (for the balance amount as prescribed) from any of Commercial Banks

(drawn in favour of **Executive Engineer & Senior Manager (C)-2, IIIDEM Project, CPWD, R. K. Puram** shall be scanned and uploaded to the e-tendering website within the period of bid submission. The original EMD should be deposited either in the office of Executive Engineer inviting bids or division office of any Executive Engineer, CPWD within the period of bid submission. The EMD receiving Executive Engineer (including NIT issuing EE/AE) shall issue a receipt of deposition of Earnest Money deposit to the bidder in a prescribed format (enclosed) uploaded by tender inviting EE in the NIT.

A part of earnest money is acceptable in the form of bank guarantee also. In such case, minimum 50% of earnest money or Rs.20 lacs, whichever is less, shall have to be deposited in shape prescribed above, and balance may be deposited in shape of Bank Guarantee of any Commercial Bank having validity for **180 days** or more from last date of receipt of bids which is to be scanned and uploaded by the intending bidders.

The Earnest Money given by all the tenderers except the lowest tenderer shall be refunded immediately after the expiry of stipulated bid validity period or immediately after acceptance of bid of the successful bidder, whichever is earlier. However, in case of two/three bid system, earnest money deposit of bidders unsuccessful during technical/eligibility bid evaluation etc. shall be returned within 30 days of declaration of result of technical/eligibility bid evaluation.

Copy of Enlistment Order and other documents as specified in the bid document shall be scanned and uploaded to the e-tendering website within the period of bid submission. However, certified copy of all the scanned and uploaded documents as specified in the bid document shall have to be submitted by ***the lowest bidder*** only along with physical EMD of the scanned copy of EMD uploaded within a week physically in the office of tender inviting authority.

Online bid documents submitted by intending bidders shall be opened only of those bidders, whose original EMD deposited with any division of CPWD and other documents scanned and uploaded are found in order.

The bid submitted shall be opened at ***03:30 PM on 05.12.2026.***

11 The bid submitted shall become invalid and e-tender processing fee (if applicable) shall not be refunded if:

(i) The bidder is found ineligible.

(ii) The bidder does not upload scanned copy of all the documents stipulated in the bid document.

(iii) If any discrepancy is noticed between the documents as uploaded at the time of submission of bid and hard copies as submitted physically by the lowest bidder in the office of bid opening authority.

(iv) If a tenderer quotes nil rates against each item-on-item rate tender or does not quote any percentage above/below on the total amount of the tender or any section/sub-head in percentage rate tender, the tender shall be treated as invalid and will not be considered as lowest tenderer.

12 The Bidder whose bid is accepted will be required to furnish **Performance Guarantee of 5% (Five Percent) of the contract amount or Estimated Cost Put to Tender (ECPT)(whichever is higher)& Additional Performance Guarantee (Where the tendered amount is less than eighty percent (80%) of the Estimated Cost Put to Tender (ECPT), the Additional Performance Guarantee, of an amount equal to the difference between eighty percent (80%) of the ECPT and the tendered amount is to be submitted) within the period specified in NIT**. This guarantee shall be in the form of Insurance Surety Bonds, Account Payee Demand Draft, Fixed Deposit Receipt or Bank Guarantee from any of Commercial Banks in accordance with the prescribed form.

In case the contractor fails to deposit the said performance guarantee **within 7 days of acceptance of bids,** the Earnest Money deposited by the bidder shall be forfeited automatically without any notice to the bidder. The earnest money deposited along with bid shall be returned after receiving the aforesaid performance guarantee.

The consultant whose bid is accepted will also be required to furnish either copy of applicable licenses/registrations or proof of applying for obtaining labour licenses, registration with EPFO, ESIC and BOCW Welfare Board including Provident fund code no., if applicable, and also ensure the compliance of aforesaid provisions by the sub-consultants, if any engaged by the Consultant for the said work.

13 The Bidder is advised to visit the site of work, at his own cost, and examine it and its surroundings to himself collect all information that he considers necessary for proper assessment of the prospective assignment including bye- laws and formalities required for getting various NOCs and approvals at various stages of work and in general shall themselves obtain all necessary information as to risks, contingencies and other circumstances which may influence or affect their bid. A bidder shall be deemed to have full knowledge of these factors and no extra charge consequent to any misunderstanding or otherwise shall be allowed. Submission of a bid by a bidder implies that he has read this notice and all other contract documents and has made himself aware of the scope, terms & conditions and local conditions and other factors having a bearing on the consultancy job.

14 The competent authority on behalf of the President of India does not bind itself to accept the lowest bid of consultant or any other bid and reserves to itself the authority to reject any or all the bids received without the assignment of any reason. All bids in which any of the prescribed condition is not fulfilled or any condition including that of conditional rebate is put forth by the Bidder shall be summarily rejected.

15 Canvassing, whether directly or indirectly, in connection with bid is strictly prohibited and the bids submitted by the Bidders who resort to canvassing will be liable to rejection.

16 The competent authority on behalf of President of India reserves to himself the right of accepting the whole or any part of the bid and the Bidder shall be bound to perform the same at the rate quoted.

17 The Bidder shall not be permitted to Bid for works in the CPWD Circle responsible for award and execution of contracts, in which his near relative is posted a Divisional Accountant or as an officer in any capacity between the grades of Superintending Engineer and Junior Engineer, Senior Architect to Architect (both inclusive). He shall also intimate the names of persons who are working with him in any capacity or are subsequently employed by him and who are near relatives to any gazette officer in the Central Public Works Department or in the Ministry of Urban Development. Any breach of this condition by the Bidder would render him liable to be removed from the approved list of Bidder of this Department.

18 No Architect/ Engineer of Gazette rank or other Gazette Officer employed in Engineering, Architecture or Administrative duties in an Engineering Department of the Government of India is allowed to work as a Bidder for a period of one year after his retirement from Government service, without the previous permission of the Government of India in writing. This contract is liable to be cancelled if either the Bidder or any of his employees is found any time to be such a person who had not obtained the permission of the Government of India as aforesaid before submission of the Bid or engagement in the Bidder's service.

19 The bid for the work shall remain open for acceptance for a period of ***75 (Seventy-Five) days*** from the date of opening of Technical Bids. Further:

(i) If any bidder withdraws his tender or makes any modification in the terms & conditions of the tender which is not acceptable to the department **within 7 days** after last date of submission of bids, then the Government shall without prejudice to any other right or remedy, be at liberty to forfeit 50% of the earnest money absolutely irrespective of letter of acceptance for the work is issued or not.

(ii) If any bidder withdraws his tender or makes any modification in the terms & conditions of the tender which is not acceptable to the department **after expiry of 7 days** after last date of submission of bids, then the Government shall without prejudice to any other right or remedy, be at liberty to forfeit 100% of the earnest money absolutely irrespective of letter of acceptance for the work is issued or not.

(iii) In case of forfeiture of earnest money as prescribed in para (i) and (ii) above, the bidders shall not be allowed to participate in the rebidding process of the same work.

20 This notice inviting Bid shall form a part of the contract document. The successful Bidder on acceptance of his Bid by the Accepting Authority shall sign the contract within 15 days from the letter of acceptance.

21 The intending bidders are required to update their profile in CPWD e-tender portal and to upload their bids well in advance of last date of submission of tender. Any issue related to updating profile to uploading tender can be resolved through the concerned Executive Engineer or ERP help line no. 18001803286 or e-mail ID cpwd.support@techmahindra.com. The e-tendering bidders are also advised not to wait to raise any issues till the last date of submission of bid in their own interest.

EE & SM (C)-2, DPC-II,
CPWD, Delhi

PART - II

TECHNICAL CUM ELIGIBILITY BID

SECTION - I

BRIEF PARTICULARS OF THE WORK

1. **Project Brief:**

The proposed project comprises heritage study, documentation for the existing colonial-era Darya Ganj Police Station, New Delhi, a Grade-II Heritage Building under Heritage Conservation & Protection Regulations, along with planning and design of proposed new buildings within the campus. The site also comes partly under **Protected area and regulated area identified/notified by Archeological survey of India (ASI**).

The objective is to understand and document the architectural character of the existing heritage structure and use the findings as the basis for a heritage-sensitive integrated Master Plan and architectural design for the proposed development.

For Grade II Heritage Building, any new development within the same plot is subject to heritage controls. In principle, the height of the proposed new construction should not exceed the permissible height of the heritage structure, so that the existing heritage building continues to retain its visual prominence and architectural character. Furthermore, the proposed development should be designed within an appropriate heritage-sensitive architectural framework. Its scale, massing, height, façade treatment, material palette, proportions, fenestration, roof profile, and overall architectural language should be carefully controlled so that the new intervention remains visually compatible with, and subordinate to, the existing Grade II heritage structure. The objective should be to establish a clear yet harmonious relationship between the old and the new, while ensuring that the heritage building remains the primary architectural reference and retains its significance within the overall site.

For **Protected area and regulated area identified/notified by Archeological survey of India (ASI**), the design/drawings shall follow norms of ASI and obtain **NOC from National monument authority (NMA).**

The study shall assess the existing building in terms of its setting, scale, massing, height, façade treatment, material palette, proportions, fenestration, roof profile and other significant architectural features. Based on this assessment and the functional requirements of the Client, the proposed buildings shall be designed to establish a compatible and harmonious relationship with the existing heritage structure, without compromising its visual prominence, heritage value or architectural integrity.

The project shall include preparation of the Inception Report, heritage/building documentation, integrated campus Master Plan, site development, landscape, parking, conceptual and detailed architectural drawings along with necessary presentations and liaison for approval by the Heritage Committee, NMA and concerned authorities. The planning and design shall comply with the applicable Heritage Conservation & Protection Regulations, ASI guidelines, UBBL, NBCS 2026, local bye-laws, Master Plan Delhi 2047, accessibility requirements, environmental and other statutory provisions. As the campus is operational, the proposed development shall be planned and phased to ensure that ongoing activities are not adversely affected.

The maximum permissible ground coverage, FAR, Maximum height permitted and its height, setback on all sides etc. may be enquired from local authorities and same shall be followed in design of the building and services.

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

Site topographical survey : The topography survey shall be conducted considering the following measures:-

(a) Conducting Digital Survey work by DIGITAL TOTAL STATION & DGPS (Digital Global Positioning System Equipment) system i/c labour with instrument etc. all complete as per direction of Engineer-in-charge as detailed below: -

i. Taking ground level at interval 5.0 metres in both directions.

ii. Showing all salient features such as existing buildings, roads, trees, electric/ telephone poles, drains, wells, surrounding buildings, gates, width of surrounding roads, RoW of main approach road etc inside/ outside surrounding the area surveyed, if any.

iii. Taking all boundary measurements internal angles, north directions.

iv. Preparing and providing all details of contours/spot levels details of tree like species, spread & girth etc. in Digital Storage Disc (IN AUTO CAD).

v. Marking and trimming of trees (if required) with tree numbering with paint marking i/c documentation of

trees of heritage status, if any, existing within site boundary.

vi. Removing of bushes for movement of surveyor if any.

vii. Submission of Six No. of SSP drawings (A0 size) in hard copy along with soft copy of the same.

Soil investigation: - Consultant is required to conduct a detailed soil investigation in accordance with relevant IS codes, NBCS 2026, etc., through soil consultants (Sub consultants) with at least 15 years of professional experience and a proven track record of successfully conducting soil investigations for atleast three similar projects. Required experience documents of soil consultants to be submitted to Engineer-in Charge for approval. Copies of soil test reports must be submitted to the Engineer in Charge. The department may verify these results through independent soil consultants if necessary.

Scope of soil investigation/Geotechnical study shall include conducting and reporting investigation on soil by boring hole of required depth (Upto 30 metre depth) by using shell and auger equipment i/c standard penetration test, collection of disturb/undisturbed soil samples at every identifiable change of strata or 1.5 m whichever is less conducting laboratory test on soil sample to decide necessary shear strength parameters of soil as well as compression index and coefficient of consolidation and differential free swell (DFS). The tests include natural moisture content, bulk and dry density, liquid and plastic limits, particle size distribution, specific gravity etc. on specimen from collected soil sample for evaluation of PH value, sulphate content, calcium content and total dissolved solids in water for each borehole i/c preparation and submission of soil investigation report giving complete comprehensive record of field and laboratory investigation and interpretation in soft and hard copy (4 nos.) and foundation recommendations as required by the Engineer-in-Charge.

2. **Location:**

Site is situated in **police station Darya Ganj New Delhi.**, Delhi. Location on Google map and campus site layout plan has been provided in this bid document.

3. **Brief Scope of Consultancy work:**

The Consultant shall provide conceptualization, space planning, detailed architectural drawings, plans, sections, elevations and submission of detailed project report, preparation of preliminary estimate, and shall ensure compliance with the latest applicable UBBL, ASI Guidelines, NBCS 2026 and local bye-laws, Master Plan Delhi 2047, including necessary presentations, coordination and liaison with the Client. Obtaining approvals from Local Body (BPAC), DUAC, DFS, (Delhi Fire Service), NMA (National Monument Authority) and other concerned authorities, Heritage Conservation Committee and concerned authorities for finalization and statutory approval.

Site topographical survey: The topography survey shall be conducted considering the following measures:-

(a) Conducting Digital Survey work by DIGITAL TOTAL STATION & DGPS (Digital Global Positioning System Equipment) system i/c labour with instrument etc. all complete as per direction of Engineer-in- charge as detailed below:-

i. Taking ground level at interval 5.0 metres in both directions.

ii. Showing all salient features such as existing buildings, roads, trees, electric/ telephone poles, drains, wells, surrounding buildings, gates, width of surrounding roads, RoW of main approach road etc inside/ outside surrounding the area surveyed, if any.

iii. Taking all boundary measurements internal angles, north directions.

iv. Preparing and providing all details of contours/spot levels details of tree like species, spread & girth etc. in Digital Storage Disc (IN AUTO CAD).

v. Marking and trimming of trees (if required) with tree numbering with paint marking i/c documentation of trees of heritage status, if any, existing within site boundary.

vi. Removing of bushes for movement of surveyor if any.

vii. Submission of Six No. of SSP drawings (A0 size) in hard copy along with soft copy of the same.

Soil investigation:- Consultant is required to conduct a detailed soil investigation in accordance with relevant IS codes, NBCS 2026, etc., through soil consultants (Sub consultants) with at least 15 years of professional experience and a proven track record of successfully conducting soil investigations for atleast three similar projects. Required experience documents of soil consultants to be submitted to Engineer-in Charge for approval. Copies of

soil test reports must be submitted to the Engineer in Charge. The department may verify these results through independent soil consultants if necessary.

Scope of soil investigation/Geotechnical study shall include conducting and reporting investigation on soil by boring hole of required depth (Upto 30 metre depth) by using shell and auger equipment i/c standard penetration test, collection of disturb/undisturbed soil samples at every identifiable change of strata or 1.5 m whichever is less conducting laboratory test on soil sample to decide necessary shear strength parameters of soil as well as compression index and coefficient of consolidation and differential free swell (DFS). The tests include natural moisture content, bulk and dry density, liquid and plastic limits, particle size distribution, specific gravity etc. on specimen from collected soil sample for evaluation of PH value, sulphate content, calcium content and total dissolved solids in water for each borehole i/c preparation and submission of soil investigation report giving complete comprehensive record of field and laboratory investigation and interpretation in soft and hard copy (4 nos.) and foundation recommendations as required by the Engineer-in-Charge.

SECTION - II

INFORMATION & INSTRUCTIONS FOR BIDDERS

1.0 GENERAL:

1.1. Letter of transmittal and forms for deciding eligibility are annexed herewith.

1.2. All information called for in the enclosed forms should be furnished against the relevant columns in the forms. If for any reason, information is furnished on a separate sheet, this fact should be mentioned against the relevant column. Even if no information is to be provided in a column, a "nil" or "no such case" entry should be made in that column. If any particulars/query is not applicable in case of the Bidder, it should be stated as "not applicable". The Bidders are cautioned that not giving complete information called for in the application forms or not giving it in clear terms or making any change in the prescribed forms or deliberately suppressing the information may result in the Bid being summarily disqualified. Bids made by telegram or telex and those received late will not be entertained.

1.3. References, information and certificates from the respective clients certifying suitability, technical knowledge or capability of the Bidder should be signed by an officer not below the rank of Executive Engineer in case of Government/Autonomous bodies and Director of Firm or his authorized signatory in case of Private Firms.

1.4. The Bidder may furnish any additional information which he thinks is necessary to establish his capabilities to successfully complete the envisaged work. He is, however, advised not to furnish superfluous information.

1.5. The department reserves the right to verify the credential submitted in respect of initial eligibility criteria before opening of Financial Bid or thereafter.

1.6. Any information furnished by the Bidder found to be incorrect either immediately or at a later date, would render him liable to be debarred from Bidding/taking up of work in CPWD.

2.0 DEFINITIONS

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

2.1. The **Contract** means the documents forming the Bid and acceptance thereof and the formal agreement executed between the competent authority on behalf of The President of India and the successful bidder, together with the documents referred to therein including the general conditions, correspondence with bidder and instructions issued from time to time by the Engineer-in- Charge and all these documents taken together, shall be deemed to form one contract and shall be complementary to one another.

2.2. **Employe**r means the President of India, acting through the Engineer-in-charge.

2.3. **Bidde**r/**Applicant** means the individual, proprietary firm, firm in partnership, limited company private or public or corporation submitting/intending to submit the bids.

2.4. "**Year**" means "Financial Year" unless stated otherwise.

2.5. The expression **Works** or **Work** means "Consultancy Services under scope of this Contract".

2.6. The **Site** shall mean the land/or other places on, into or through which work is to be executed under the contract or any adjacent land, path or street through which work is to be executed under the contract or any adjacent land, path or street which may be allotted or used for the purpose of carrying out the contract.

2.7. The **Consultant** shall mean successful bidder i.e. individual, proprietary firm, firm in partnership, limited company private or public or corporation who has entered into agreement with employer for undertaking the consultancy work and shall include the legal personal representative of such

individual or the persons composing such firm or company, or the successors of such firm or company and the permitted assignees of such individual, firm or company.

2.8. The **President** means the President of India and his successors.

2.9. The Engineer**-in-charge** means the Engineer Officer who shall supervise and be in- charge of the work and who shall sign the contract on behalf of the President of India.

2.10. **Government** or **Government of India** shall mean the President of India.

2.11. The terms **Director General** includes Additional Director General and SE cum PD of Circle.

2.12. **Department** means Central Public Works Department or any department of Government of India which invites Bids on behalf of President of India.

2.13. **Bid value** means the amount of remuneration to be paid to the consultant for doing the entire work agreed by the consultant and accepted by the employer as mentioned in the letter of award.

2.14. **Client means Delhi Police or their authorized representative.**

3.0 METHOD OF APPLICATION

3.1. If the Bidder is an individual, the application shall be signed by him above his full type written name and current address.

3.2. If the Bidder is a proprietary firm, the application shall be signed by the proprietor above his full typewritten name and the full name of his firm with its current address.

3.3. If the Bidder is a firm in partnership, the application shall be signed by all the partners of the firm above their full typewritten names and current addresses, or, alternatively, by a partner holding power of attorney for the firm. In the latter case a certified copy of the power of attorney should accompany the application. In both cases a certified copy of the partnership deed and current address of all the partners of the firm should accompany the application.

3.4. If the Bidder is a limited company or a corporation, the application shall be signed by a duly authorized person holding power of attorney for signing the application accompanied by a copy of the power of attorney. The Bidder should also furnish a copy of the Memorandum of Articles of Association duly attested by a Public Notary.

4 FINAL DECISION-MAKING AUTHORITY

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

5 PARTICULARS PROVISIONAL

The particulars of the work given in this Bid document are provisional. They are liable to change and must be considered only as advance information to assist the Bidder.

6 SITE VISIT

The Bidder is advised to visit the site of work, at his own cost, and examine it and its surroundings to himself, collect all information that he considers necessary for proper assessment of the prospective assignment including bye- laws and formalities required for getting various NOCs and approvals at various stages of work.

7 INITIAL ELIGIBILITY CRITERIA:

Bidders who fulfill following Initial Eligibility Criteria shall be eligible to bid, however, CPWD Empaneled Architectural Consultants in appropriate Category *will not be required to be evaluated for criteria at 7.2, 7.3 and 7.4.* Joint Ventures are not accepted**:**

7.1 The Bidder should have satisfactorily completed Similar works during the last 7 (seven) years ***ending last date of month previous to the one in which bids are invited*** *as below.* This should be certified by an officer not below the rank of Executive Engineer/Project Manager or equivalent.

Similar work: "Consultancy for Planning & Design of Building Complexes or Consultancy for repair and rehabilitation of existing buildings"

Three works, each of value not less than **Rs. 13.49 lacs**

Or

Two works, each of value not less than **Rs. 20.24 lacs**

Or

One work, of value not less than **Rs. 26.99 lacs**

Note: **1. Minimum one experience work shall be declared/notified as a protected monument by the Archaeological Survey of India (ASI)/ State Department of Archaeology/ Local bodies etc., or Minimum one experience work shall get obtained NOC/Clearance from National monument authority**

2. Bidders must submit a copy of the official Government Gazette notification or the relevant page of the notified protected List, NOC documents as applicable along with the Work Completion Certificate."

Note:

7.1.1.1 Eligible works required to satisfy conditions of Para 7.1 above, should have been executed under valid contract and Client Certificate in support of having satisfactorily completed the works along with desired details shall be uploaded with bids. In case non-government works are submitted in support of eligibility, certified copy of the contract documents and Tax Deducted at Source (TDS) certificates shall also be submitted and the TDS amount shall tally with the actual amount of work done.

7.1.1.2 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 previous day of last date of submission of tenders.

7.1.1.3 ln case, the eligible work has been executed by a Joint Venture through one or more individual firm(s), then cost of completed work shall be distributed among the individual firm(s) in proportion to their share in Joint Venture and that will be considered as work experience for individual firm(s) for prequalification in bidding.

7.2 The Bidder should have had **Average Annual Financial Turnover** of ***Rs. 10.12 lakhs*** on **consultancy works** during immediate last five consecutive financial years ending **31st March 2026.** Year in which no turnover is shown would also be considered for working out the average. ***The value of annual turnover figures shall be brought to current value by enhancing the actual turnover figure at simple rate of 7% per annum.***

7.3 The Bidder should not have incurred any loss (profit after tax should be positive) in more than two years during available last five consecutive financial years ending **31st March 2026** balance sheets (Standalone financial statement) duly certified by the Chartered Accountant.

7.4 The Bidder should have **Banker's Certificate** from a commercial Bank for ***Rs. 13.49 lakhs*** (Scanned copy of original Banker's Certificate to be uploaded)

or

The Bidder should have **Net Worth** of ***Rs.3.37 lakhs*** (Scanned copy of Net Worth certificate issued by the certified Chartered Accountant on the prescribed Form given in NIT to be uploaded)

8 AMENDMENT TO BID DOCUMENT

At any time before the submission of bids, the Department may, for any reason, whether at its own initiative or in response to a clarification requested by perspective bidding firm, modify the Documents by suitable amendment(s). The amendment shall be uploaded on the website https://etender.cpwd.gov.in. The Department may at its discretion extend the deadline for the submission of bids. Such amendments shall form part of this Bid document.

9 DISQUALIFICATION FROM THE SELECTION PROCESS

Consultants are liable to be disqualified, if they:

i) Make misleading or false representation, or deliberately suppress any information in the forms, statements and enclosures required to be submitted by them.

ii) Have hidden the record of poor performance, such as being barred/blacklisted, abandoning projects, not completing the assigned projects properly, or of financial failure/ weaknesses.

iii) Resort to any unethical means, like attempting to influence the evaluation committee officials.

10.0 SUBMISSION OF BIDS:

10.2. **Bid** shall be submitted online on above website i.e. ***https://etender.cpwd.gov.in*** by uploading the desired ***scanned documents*** such as Earnest Money, Receipt of deposition of Original EMD, Eligibility bid Forms, Financial Bid and other documents as specified in the bid document within the period of bid submission. Bidder shall upload documents in the form of ***JPG*** and/or ***PDF*** formats.

10.3. For submission of online bids, the Bidder must have ***valid class-III digital signature*** and registered on the website i.e. ***https://etender.cpwd.gov.in.*** Those Bidders, who are not registered on the website mentioned above, are required to get registered beforehand. If needed they can be imparted training on online tendering process as per details available on the website.

10.4. The bid shall comprise of following documents:

b) **Earnest Money Deposit :**

- Copy of Original EMD in prescribed Form
- Receipt of deposition of Original EMD in any Division of CPWD

c) **Technical cum Eligibility Bid :**

- The documents required for assessing eligibility as mentioned in the bid documents

d) **Financial bid** in prescribed format **:**

- The applicants shall submit their Financial Bids in prescribed Format against the link for financial bid on the website. The applicants shall refer this document to understand their scope of work and estimate their fees. The fees indicated in the financial bid by the bidder shall be considered as final and reflecting the total cost of services. Omissions if any, shall

  not entitle the consultant to be compensated. The liability to fulfill obligations as per scope of work within the total quoted fees shall rest solely with the consultant.

10.5. Certified copy of all the scanned and uploaded documents as specified above (except financial bid) duly sealed and signed by the applicant shall also be submitted in physical form at the office of the **Executive Engineer & Senior Manager (C)-2, Development Project Circle-II, CPWD East Block-1, Level-5, R. K. Puram, New Delhi** through registered post/speed post/ courier or by hand within 7 days of bid opening.

11.0 EVALUATION CRITERIA FOR TECHNICAL CUM ELIGIBILITY BIDS

11.2. Bids shall be Evaluated in Two Stages:

Evaluation of Initial Technical cum Eligibility Bid: The Initial Eligibility Criteria/Technical Bid prescribed in Para 7.0 above shall be evaluated first. Those bids found to be responsive and qualifying the

Initial Eligibility Criteria/Technical Bid after evaluation of the documents/details submitted with "Technical cum Eligibility Bid", will be shortlisted for Stage-II evaluation.

Evaluation of Financial Bids: 'Financial bids' of only those bidders, who qualify the Technical Bids, will be opened.

Broad components of each stage of selection process shall be as follows:

Stage	Requirements / Important Components
Stage-I: Short listing of eligible bidders for Evaluation of Technical Bids	a) Registration on https://etender.cpwd.gov.in website for downloading Bid document and site drawings and submission of bids. b) Technical queries, if any, will be clarified during pre-bid meeting with prospective applicants. c) Submission of Technical cum Eligibility Bid by uploading EMD and documents supporting eligibility criteria and credentials as per the details given in the document. d) Submission of online "Financial Bids" in prescribed format. e) Evaluation of technical cum eligibility bids and short listing of consultants for Stage-II.
Stage-II : Short listing of bidders for opening of Financial Bids	a) Opening of Financial bid of applicants who qualify evaluation criteria of Initial Technical cum Eligibility Bid.

11.3. **EVALUATION OF TECHNICAL CUM ELIGIBILITY BID**

11.3.1. The *Eligibility Criteria* prescribed in respect of experience of eligible similar class of Works Completed, Work Performance, Organization, Qualification and experience of its employees & Profit/Loss, Solvency/Net Worth and Financial Turnover etc., will first be scrutinized and the Bidder's eligibility for the work be determined.

11.3.2. Bidders who qualify the above stated INITIAL TECHNICAL CUM ELIGIBILITY BID will be shortlisted for further stage-II evaluation. The department however reserve the right to strict the list of such qualified firms to any number deemed suitable by it.

CRITERIA FOR EVALUATION OF THE PERFORMANCE OF CONTRACTORS FOR PRE- ELIGIBILITY / QUALIFICATION

S. No.	Attributes	Evaluation criteria
(A)	Financial strength (20 Marks)	
	i) Average Annual Turnover 16 marks ii) Solvency Certificate/ Net worth certificate 4 marks	60% marks for minimum eligibility criteria. 100% marks for twice the minimum eligibility criteria or more. In between (i) & (ii) – on pro-rata basis
(B)	Experience in similar nature of works (40marks)	(i) 60% marks for minimum eligibility criteria. (ii) 100% marks for twice the minimum eligibility criteria or more In between (i) & (ii) – on pro-rata basis
(C)	Performance of works (Quality) Maximum (20 marks)	SCORE
	Outstanding	20
	Very Good	15
	Good (Satisfactory)	10
	Poor	0

(D)	Organization, Qualification and experience of the firm, its employees (20 Marks)	**Organization, Qualification and Experience (20 Marks):** Minimum requirement: 1. Should be a legal Proprietor/ Partnership firm/ Pvt. Limited/ Public Limited Company (2 Mark) 2. Should not have incurred any loss in more than two years during last five years (2 Mark) 3. Should not have been debarred/ blacklisted from any organization (1 Mark) 4. Lead Architect having Masters in architecture, Minimum experience of 15 years: 1 No. (5 Mark) 5. Heritage conservation architect having Specialization in Heritage conservation of Monuments, Minimum experience of 10 years: 1 No. (3 Mark) 6. Architect having Masters in architecture, Minimum experience of 12 years: 2 Nos. (3 Mark) 7. Structural Engineer having Masters in Structural Design, Minimum experience of 12 years: 1 Nos. (3 Mark) 8. Electrical Engineer having Masters in Electrical Engineering, Minimum experience of 10 years: 1 Nos (1 Mark)
	Note:- **To become eligible for short listing the bidder must secure at least 60% (sixty percent) marks in each {A, B}, must secure atleast 50 % (fifty Percent) in each {C & D above} and also overall 60% (sixty percent) marks in aggregate.** **The department, however, reserves the right to restrict the list of such qualified contractors to any number, as deemed suitable by it.** **Note:-** The average value of performance of works for quality shall be taken on the basis of performance report of the eligible similar works.	

12.0 OPENING OF FINANCIAL BIDS & SELECTION OF SUCCESSFUL BIDDER

12.2. After evaluation of Initial Technical cum Eligibility Bid, Financial Bids of firms considered Technically Qualified for opening of Financial Bids shall be opened at the notified time, date and place in the presence of the Qualified Bidders or their representatives.

12.3. The bidder whose bid is lowest in financial bid shall be declared successful.

The bidder should take enough care to submit all the information sought by the employer/department in the desired formats. The bids are liable to be rejected if information is not provided in the desired formats. The Employer/Client/Department has a right to accept or reject any or all bids without assigning any reason.

13.0 AWARD OF WORK

13.2. The work will be awarded to the applicant, whose financial bid is lowest amongst the technically qualified bidders. The successful bidder shall be informed by the Engineer-in-Charge through a letter of acceptance of his offer.

13.3. The consultant shall submit to the Engineer-in- Charge within 7 days of award of work, Performance Guarantee of 5% (Five Percent) of the contract amount or Estimated Cost Put to Tender (ECPT)(whichever is higher)& Additional Performance Guarantee (Where the tendered amount is less than eighty percent (80%) of the Estimated Cost Put to Tender (ECPT), the Additional Performance Guarantee, of an amount equal to the difference between eighty percent (80%) of the ECPT and the tendered amount is to be submitted).

13.4. The consultant shall communicate to the Engineer-in- Charge with 15 days of award of work, the names of all the sub consultants to be associated with and shall enter into a formal agreement with sub consultants bringing out all the relevant terms of their association vis-à-vis consultant i.e., main architect/consultant.

13.5. The consultant shall submit to the Engineer-in- Charge for record, all the formal letters of confirmation from the sub consultants to work with the main architect/consultant. The selected applicant is expected to commence the Assignment immediately after issue of letter of award.

SECTION-III

PROFORMA FOR INFORMATION REGARDING TECHNICAL CUM ELIGIBILITY BID

APPENDIX A-1

To,

LETTER OF TRANSMITTAL

EE & SM (C)-2,
Development Project Circle -II,
East Block-1, Level-5, R. K. Puram,
New Delhi -110066

Subject: Conservation planning and Design consultancy for construction of new buildings at historic police station Darya Ganj New Delhi.

Sir,

1. I/We have read and examined the bid document including the instruction to bidders, terms and conditions of contract, scope of work and services to be provided during pre/ post construction stage for above-mentioned work.
2. I/We hereby express our interest and submit relevant information on prescribed formats referred to in the bid document.
3. I/We hereby certify that all the statements made, and information supplied in the enclosed forms and accompanying statement are true and correct.
4. I/We have furnished all information and details necessary for pre-qualification and have no further pertinent information to supply.
5. I/ we submit the requisite Bankers Certificate and authorize the ***EE & SM (C)-2, Development Project Circle -II, CPWD*** to approach the Bank issuing the said certificate to confirm the correctness thereof. I/We also authorize the ***EE & SM (C)-2, Development Project Circle -II, CPWD*** to approach individuals, employers, firms and corporation to verify our credentials, competence and general reputation.
6. I / we submit the following certificates in support of our suitability, technical knowledge and capability for having successfully completed the following eligible similar works:

Name of work	Certificate from

Certificate:

It is certified that the information given in the enclosed technical cum eligibility bid are correct. It is also certified that I/We shall be liable to be debarred, disqualified/ cancellation of enlistment in case any information furnished by me/us found to be incorrect.

Enclosures:

Date:

Seal &Signature of bidder(s)

FORM-A

FINANCIAL INFORMATION

I. Financial Analysis: Details to be furnished duly supported by figures in Balance Sheet / Profit & Loss Account for the last five financial years duly certified by the Chartered Accountant, as submitted by the applicant to the Income Tax Department (Copies to be attached):

(Amounts - Rupees in Lakhs)

Sl. No.	Particulars	Financial Years				
		2021-22	2022-23	2023-24	2024-25	2025-26
i)	**Gross Annual Turnover** on Consultancy works					
ii)	**Profit / Loss** (Standalone Financial Statement)					

II. Financial arrangements for carrying out the proposed work: …….

(Seal Signature of Chartered Accountant)

Name :…… Membership

No. of ICAI :…..

Seal & Signature of Bidder(S)

FORM-B

FORM OF BANKERS' CERTIFICATE FROM A COMMERCIAL BANK

This is to certify that to the best of our knowledge and information that M/s/Shri …… …….. having marginally noted address, as a customer of our bank are/is respectable and can be treated as good for any engagement up to a limit of Rs. ..... (Rupees …….).

This certificate is issued without any guarantee or responsibility on the bank or any of the officers.

(Seal & Signature) For the Bank

NOTE:

i. *Bankers certificate should be on letter head of the Bank, addressed to Tendering authority.*

ii. *In case of partnership firm, certificate should include names of all partners as recorded with the Bank.*

FORM B-1

FORM FOR CERTIFICATE OF NET WORTH FROM CHARTERED ACCOUNTANT

It is to certify that as per the Audited Balance Sheet and Profit & Loss Account during the Financial Year ……., the Net Worth of M/s……..(Name and Registered Address of Individual/Firm/Company), as on …….(the relevant date) is Rs…….. after considering all liabilities. It is further certified that the Net Worth of the Firm/Company has not eroded by more than 30% in last three years ending on..... (the relevant date).

Unique Document Identification Number (UDIN) …….

Date:

(Seal & Signature of Chartered Accountant) Name :……

Membership No. of ICAI :…..

Seal & Signature of Bidder(S)

FORM "C"

DETAILS OF ELIGIBLE SIMILAR NATURE OF WORKS COMPLETED DURING THE LAST SEVEN YEARS ENDING LAST DATE OF MONTH PREVIOUS TO THE ONE IN WHICH BIDS ARE INVITED

S. No	Name of work / project and location	Owner or sponsoring organization	Cost of work in crores of rupees	Date of commencement as per contract	Stipulated date of completion	Actual date of completion	Litigation/ arbitration cases pending /in progress with details*	Name and address /telephone number of officer to whom reference may be made	Whether the work was done on back to back basis. Yes/No
1	2	3	4	5	6	7	8	9	10

* Indicate gross amount claimed and amount awarded by the Arbitrator.

Signature of Bidder (s).

Note :- The agency should give list of only those eligible works which are of **'SIMILAR NATURE'**.

FORM-"D"

PERFORMANCE REPORT OF WORKS REFERRED TO IN FORM-"C"

Details of eligible similar nature of works completed during the last seven years ending last date of month previous to the one in which bids are invited.

1. Name of work/Project & location.
2. Department/organization
3. Agreement or work order No (For consultancy).
4. Estimated Cost of Consultancy work:
5. Tendered Cost:
6. (i) Date of start of the consultancy work :

   (ii) Date of completion of the consultancy work :

   a) Stipulated :

   b) Actual :
7. Physical cost of the Project for which consultancy provided:
8. Performance Report regarding the consultancy provided:-

   (a) Quality of consultancy service provided Outstanding/Very Good/Good (Satisfactory)/Poor
9. Any other comments about the consultant.

Note:- Completion/performance certificate to be submitted in Form D.

1. In case the Performance Report in the format prescribed in Form 'D' of the NIT is not available, Completion Certificate/Experience Certificate for the work shall also be considered for evaluation of the parameter "Quality of consultancy service provided", provided that it contains remarks regarding the quality of consultancy services rendered by the consultant.
   In the absence of remarks regarding the quality of consultancy services in the Completion Certificate/Experience Certificate, no marks shall be awarded against this parameter.
2. The works as assessed above shall be covered on a scale of 20 marks for completed works.
3. In case of eligible completed works being more than one the average marks assigned for eligible completed works shall be considered for marking purpose.

Dated :

Place :

(Signature of Executive Engineer
/Engineer-in-charge or above rank officer)
Name :
Designation :
Telephone No. :
Mobile No. :

FORM-"E"

STRUCTURE & ORGANIZATION

1.	Name & Address of the bidder	
2.	Telephone No. / Email id	
3.	Legal status of the bidder (attach copies of original document defining the legal status)	
i)	An Individual	
ii)	A proprietary firm	
iii)	A firm in partnership	
iv)	A limited company or Corporation	
4.	Particulars of Registration with various Government Bodies (attach attested photo-copy).	
	Organization/Place of Registration	Registration No.
i)		
ii)		
iii)		
5.	Names and Titles of Directors & Officers with designation to be concerned with this work	
6.	Designation of individuals authorized to act for the organization	
7.	Has the bidder or any constituent partner in case of partnership firm/ Limited company /Joint venture, ever been convicted by the court of law? If so, give details	
8.	In which field of Consultancy, the bidder has specialization and interest?	
9.	Any other information considered necessary but not included above	

Signature of bidder(s) with Seal

FORM- "J"

DETAILS OF PROFESSIONALS / DOMAIN EXPERTS TO BE DEPLOYED FOR THIS WORK

S. No.	Designation	Total Number employed in the firm	Number Available for this work	Name	Qualification	Professional experience	Remarks
1	2	3	4	5	6	7	9
1	Lead Architect						
2	Heritage conservation architect						
3	Architect						
4	Structural Engineer						
5	Electrical Engineer						
6	Any other Engineers/ Architects/ Domain Experts etc						

Note: All relevant degree certificates /graduation certificates also to be enclosed for verification.

Signature of Applicant

FORM "G"

UNDERTAKING REGARDING GST REGISTRATION

To,
The EE & SM (C)-2,
DPC-II,
CPWD, Delhi.

Name of work: Conservation planning and Design consultancy for construction of new buildings at historic police station Darya Ganj New Delhi.

Sir,
Having examined the details given in the bid document for the above work, I/we hereby submit that we are not having GST registration as applicable hence we hereby undertake the following:

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

Signature of Bidder(s) or an authorized Officer of the firm with stamp Date of Submission:……

Form H

RECEIPT OF DEPOSITION OF ORIGINAL EMD

Receipt No……#…….. /date……#……

Name of Work: Conservation planning and Design consultancy for construction of new buildings at historic police station Darya Ganj New Delhi.

1.	NIT No.	:	**04/SE&PD/DPC-II/CPWD/2026-27/RecalI-2**
2.	Estimated Cost	:	**Rs.33,73,213/-**
3.	Amount of Earnest Money Deposit	:	**Rs.67,464/-**
4.	Last date of submission of Bid	:	**Up to 15:00 Hrs on 05.12.2026**

1. Name of Contractor : ……..……#....
2. Form of EMD ……..#.....
3. Amount of Earnest Money Deposited.……..……#.....
4. Date of submission of EMD.....# ……

Signature, Name and Designation of EMD receiving officer (EE/AAO) with Officer stamp

(* To be filled by EE inviting Tender)

(# to be filled by EMD receiving EE/ AAO as the case may be)

Form 'F'

PROFORMA OF AFFIDAVIT STATING THAT SIMILAR WORKS HAVE NOT BEEN GOT EXECUTED THROUGH ANOTHER CONTRACTOR ON BACK-TO-BACK BASIS

[Affidavit to be furnished on a 'non-judicial' stamp paper worth Rs.100]

Name of work: **Conservation planning and Design consultancy for construction of new buildings at historic police station Darya Ganj New Delhi.**

I/We undertake and confirm that eligible similar work(s) has/have not been got executed through another contractor on back-to-back basis. Further that, if such a violation comes to the notice of Department, then I/we shall be debarred for bidding in CPWD in future forever. Also, if such a violation comes to the notice of Department before date of start of work, the Engineer-in Charge shall be free to forfeit the entire amount of Earnest Money Deposit/Performance Guarantee (Scanned copy to be uploaded at the time of submission of bid)

Signature of Bidder (s) or an authorized Officer of the firm with stamp & seal

Signature of Notary with seal

Form "I"

PROFORMA OF AFFIDAVIT FOR NON - BLACK LISTING

[Affidavit to be furnished on a 'non-judicial' stamp paper worth Rs.100]

Name of work: **Conservation planning and Design consultancy for construction of new buildings at historic police station Darya Ganj New Delhi.**

I/we undertake and confirm that our firm/partnership firm has not been blacklisted/debarred presently (as on last date of submission of tender) by CPWD, MoHUA or Ministry of Finance. Further that, if such information comes to the notice of the department, then I/we shall be debarred for bidding in CPWD in future forever. Also, if such an information comes to the notice of department on any day before date of start of work, the Engineer-in-charge shall be free to cancel the agreement and to forfeit the entire amount of Earnest Money Deposit/ Performance Guarantee (Scanned copy of this notarized affidavit to be uploaded at the time of submission of bid)

Signature of Bidder (s) or
an authorized Officer of the firm
with stamp & seal

Signature of Notary with seal

On non- Judicial stamp paper of minimum Rs. 100

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

FORM OF BANK GUARANTEE FOR EARNEST MONEY DEPOSIT/PERFORMANCE GUARANTEE/SECURITY DEPOSIT/MOBILIZATION ADVANCE

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

OR**

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

2. We, ... (indicate the name of the bank) (herein after referred to as "the Bank"), hereby undertake to pay to the Government an amount not exceeding Rs. .....(Rupees ….....only) on demand by the Government within 10 days of the demand.

3. We, ... (indicate the name of the bank), do here by undertake to pay the amount due and payable under this guarantee without any demur, merely on a demand from the Government stating that the amount claimed is required to meet the recoveries due or likely to be due from the said contractor. Any such demand made on the Bank shall be conclusive as regards the amount due and payable by the Bank under this Guarantee. However, our liability under this guarantee shall be restricted to an amount not exceeding Rs …….. (Rupees only).

4. We, ... (indicate the name of the Bank) ....., further undertake to pay the Government any money so demanded notwithstanding any dispute or disputes raised by the contractor in any suit or proceeding pending before any Court or Tribunal, our liability under this Bank Guarantee being absolute and unequivocal. The payment so made by us under this Bank Guarantee shall be a valid discharge of our liability for payment there under and the Contractor shall have no claim against us for making such payment

5. We, ... (indicate the name of the Bank) ..... , further agree that the Government shall have the fullest liberty without our consent and without affecting in any manner our obligation here under to vary any of the terms and conditions of the said agreement or to extend time of performance by the said Contractor from time to time or to postpone for any time or from time to time any of the powers exercisable by the Government against the said contractor and to forbear or enforce any of the terms and conditions relating to the said agreement and we shall not be relieved from our liability by reason of any such variation or extension being granted to the said Contractor or for any forbearance, act of omission on the part of the Government or any indulgence by the Government to the said Contractor or by any such matter or thing whatsoever which under the law relating to sureties would, but for this provision, have effect of so relieving us.

6. We, ... (indicate the name of the Bank) ....., further agree that the Government at its option shall be entitled to enforce this Guarantee against the Bank as a principal debtor at the first instance without proceeding against the Contractor and notwithstanding any security or other guarantee the Government may have in relation to the Contractor's liabilities.

7. This guarantee will not be discharged due to the change in the constitution of the Bank or the Contractor

8. We, ... (indicate the name of the Bank) ....., undertake not to revoke this guarantee except with the consent of the Government in writing.

9. This Bank Guarantee shall be valid up to …….unless extended on demand by the Government. Notwithstanding anything mentioned above, our liability against this guarantee is restricted to Rs……...… (Rupees .....only) and unless a claim in writing is lodged with us within the date of expiry or extended date of expiry of this guarantee, all our liabilities under this guarantee shall stand discharged.

Date …….. Witnesses:

1. Signature — Authorized signatory

   Name and address — Name Designation

2. Signature — Staff code no.

   Name and address — Bank seal

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*Date to be worked out on the basis of validity period of 180 days for two/three bid system from the date of submission of tender.

**ln paragraph 1, strike out the portion not applicable. Bank Guarantee will be made either for Earnest money / Performance Guarantee / Security Deposit / Mobilization Advance, as the case may be.

GOVERNMENT OF INDIA
CENTRAL PUBLIC WORKS DEPARTMENT

TENDER FOR CONSULTANCY

Tender for the work of "Conservation planning and Design consultancy for construction of new buildings at historic police station Darya Ganj New Delhi"

(i) To be submitted / uploaded up to **15:00 Hrs. on 05.12.2026** on website: **https://etender. cpwd.gov.in**

(ii) To be opened in the presence of bidders who may be present at **15:30 Hrs. on 05.12.2026** in the office of the **Executive Engineer & Senior Manager (C)-2, Development Project Circle-II, CPWD East Block-1, Level-5, R. K. Puram, New Delhi-110066**.

TENDER

I/We have read and examined the notice inviting tender, Scope of Consultancy Job, Terms & Conditions of Contract, Schedule of Quantities& other documents and rules referred to in the bid document and all other contents in the tender document for the work.

I/We hereby tender for the specified Consultancy Job for the President of India within the time specified in this bid document for various activities and in all respects as per scope of work and instructions in writing by Engineer-in-charge, and in accordance with terms & conditions of contract.

I/We agree to keep the tender open for **75 (Seventy Five) days** from the date of opening of Technical bid and not to make any modification in its terms and conditions.

I/We have deposited EMD for the prescribed amount in the office of concerned Executive Engineer as per the bid document.

A copy of Earnest Money deposit of prescribed amount deposited in the form of Insurance Surety Bonds, Account Payee Demand Draft, Fixed Deposit Receipt, Banker's Cheque or Bank Guarantee (as prescribed) issued by a commercial Bank, is scanned and uploaded *(strike out as the case may be)*. If I/We, fail to furnish the prescribed performance guarantee within prescribed period, I/We agree that the said President of India or his successors, in office shall without prejudice to any other right or remedy, be at liberty to forfeit the said earnest money absolutely. Further, if I/We fail to commence work as specified, I/We agree that President of India or the successors in office shall without prejudice to any other right or remedy available in law, be at liberty to forfeit the said performance guarantee absolutely, the said performance guarantee shall be a guarantee to execute all the works referred to in the tender documents upon the terms and conditions contained or referred to those in excess of that limit at the rates to be determined in accordance with the provision contained in clause 12 of the tender form.

Further, I/We agree that in case of forfeiture of Earnest Money or Performance Guarantee as aforesaid, I/We shall be debarred for participation in the re-tendering process of the work.

I/we undertake and confirm that eligible similar work(s) has/have not been got executed through another agency on back to back basis. Further that, if such a violation comes to the notice of Department, then I/we shall be debarred for bidding in CPWD in future forever. Also, if such a violation comes to the notice of Department before date of start of work, the Engineer-in-charge shall be free to forfeit the entire amount of Earnest Money Deposited/Performance Guarantee.

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

Dated: **Signature of Contractor**

Postal Address:

Witness:

Address:

Occupation:

ACCEPTANCE

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

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

(a) ……

(b) ……..

(c) ……..

(For & on behalf of President of India)

Dated: …….

Signature…….……

Designation……..……

SCOPE OF CONSULTANCY

1. **Project Brief:**

The proposed project comprises heritage study, documentation for the existing colonial-era Darya Ganj Police Station, New Delhi, a Grade-II Heritage Building under Heritage Conservation & Protection Regulations, along with planning and design of proposed new buildings within the campus. The site also comes partly under **Protected area and regulated area identified/notified by Archeological survey of India (ASI**).

The objective is to understand and document the architectural character of the existing heritage structure and use the findings as the basis for a heritage-sensitive integrated Master Plan and architectural design for the proposed new buildings/development.

For Grade II Heritage Building, any new development within the same plot is subject to heritage controls. In principle, the height of the proposed new construction should not exceed the permissible height of the heritage structure, so that the existing heritage building continues to retain its visual prominence and architectural character. Furthermore, the proposed development should be designed within an appropriate heritage-sensitive architectural framework. Its scale, massing, height, façade treatment, material palette, proportions, fenestration, roof profile, and overall architectural language should be carefully controlled so that the new intervention remains visually compatible with, and subordinate to, the existing Grade II heritage structure. The objective should be to establish a clear yet harmonious relationship between the old and the new, while ensuring that the heritage building remains the primary architectural reference and retains its significance within the overall site.

For **Protected area and regulated area identified/notified by Archeological survey of India (ASI**), the design/drawings shall follow norms of ASI and obtain **NOC from National monument authority (NMA).**

The study shall assess the existing building in terms of its setting, scale, massing, height, façade treatment, material palette, proportions, fenestration, roof profile and other significant architectural features. Based on this assessment and the functional requirements of the Client, the proposed buildings shall be designed to establish a compatible and harmonious relationship with the existing heritage structure, without compromising its visual prominence, heritage value or architectural integrity.

The project shall include site survey, soil investigation, preparation of the Inception Report, heritage/building documentation, integrated campus Master Plan with site development, landscape, parking, conceptual and detailed architectural drawings and documentation, along with necessary presentations and liaison for approval by the Heritage Conservation Committee (HCC), local body (BPAC), DUAC, DFS, NMA other local bodies and concerned authorities.

The planning and design shall comply with the applicable Heritage Conservation & Protection Regulations, , ASI guidelines, UBBL, NBCS 2026, local bye-laws, Master Plan Delhi 2047, accessibility requirements, environmental and other statutory provisions. As the campus is operational, the proposed development shall be planned and phased to ensure that ongoing activities are not adversely affected.

The maximum permissible ground coverage, FAR, Maximum height permitted and its height, setback on all sides etc. may be enquired from local authorities and same shall be followed in design of the building and services.

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

The consultancy shall comprise soil investigation, site topographical survey, detailed heritage documentation and architectural character study of the colonial-era Darya Ganj Police Station, including its setting, scale, massing, height, façade treatment, materials, proportions, fenestration and roof profile. Based on the study and Client/Heritage Conservation Committee inputs, the Consultant shall prepare an integrated Master Plan for the entire campus and detailed architectural proposals for the new proposed buildings, ensuring harmony with the original heritage character and visual integrity of the existing structure.

2. **Location:**

Site is situated at **Police station Darya Ganj New Delhi.**, Delhi. Location on Google map and campus site layout plan has been provided in this bid document.

AREA REQUIREMENT SHEET FOR PROPOSED NEW BUILDINGS

S.NO	ROOM NAME	GRADE PAY/LEVEL	NUMBER OF UNITS	AREA IN (sqmtr)	TOTAL AREA (sqmtr)	REMARKS
1	DCP	12	1	22	22	
2	ADDL DCP	11 & 12	2	22	44	
3	SO/ PA TO DCP	8	6	5.5	33	
4	SO/ PA TO ADDL.DCP	8	12	5.5	66	
5	CONFERENCE HALL		1	150	150	100 PERSONS CAPACITY
6	ACP/CD/OPS/CAW/PG CELL	5	12	3.5	42	
7	INSPECTORS	7	35	3.5	122.5	
8	ENGLISH BRANCH	7	15	3.5	52.5	
9	ACCOUNT BRANCH	7	10	3.5	35	
10	CANTEEN		1	75	75	50 PERSON
11	TRAINING SCHOOL		1	400	400	200 PERSON
12	GD SECTION		7	3.5	24.5	
13	VISITOR ROOM		1	30	30	
14	CARETAKER ROOM		1	30	30	
15	GENERAL STATIONERY ROOM		1	30	30	
GRAND TOTAL (F.A.R)					**1156.5**	
PROPOSED TOTAL BUILD UP AREA					**2313**	NOTE - ASSUMED FACTOR OF EFFICIENCY IS 2.0

Note:- These are approximate requirement and are liable to be change as per client requirement and as per local byelaws etc. Area requirement sheet given is tentative area of new buildings to be proposed. All existing features/buildings etc are to be considered while preparation of Master Plan. Master Plan has to incorporate entire site considering all existing buildings, proposed buildings etc. If any dismantling of old building/structure is required, then same is to be brought to knowledge of client department and CPWD.

The Consultant shall provide conceptualization, space planning, detailed architectural drawings, plans, sections, elevations and detailed drawings, submission of detailed project report, preparation of preliminary estimate ,and shall ensure compliance with the latest applicable UBBL, NBCS 2026, ASI guidelines and local bye-laws, **Master Plan Delhi 2047,** including necessary presentations, coordination and liaison with the Client, obtaining statutory approvals from local bodies (BPAC), DUAC, DFS, Heritage Conservation Committee , National Monument Authority (NMA) and concerned authorities.

3.1 General

The Consultant shall provide consultancy services for study and documentation of the existing colonial-era Darya Ganj Police Station, preparation of an integrated Master Plan for the entire campus, and planning and design of proposed buildings in accordance with the architectural character of the existing heritage structure and the functional requirements of the Client.

The existing Police Station being a **Grade-II Heritage Building**, the proposed development within the same plot shall be planned and designed in accordance with the applicable heritage regulations and directions of the competent Heritage Authority. The site also comes partly under Protected **area and regulated area identified/notified by Archeological survey of India (ASI**) and the proposed development

within the same plot shall be planned and designed in accordance with the applicable **ASI regulations and directions of the NMA.**

The primary objective of the consultancy shall be to **study, understand and document the original architectural character of the colonial-era structure and, based on such study, formulate appropriate architectural parameters for the proposed development**, so that the new buildings are compatible with and subordinate to the existing heritage structure while meeting the functional requirements of the Client.

The consultancy shall be carried out in accordance with:

- Darya Ganj Heritage Conservation & Protection Regulations, 2020 and other applicable heritage Conservation Guidelines/Regulations;
- ASI regulations & directions of NMA;
- National Building Construction Standards (NBCS) 2026, latest edition;
- Unified Building Bye-Laws (UBBL), as applicable;
- CPWD Specifications;
- Relevant BIS/IS Codes;
- Applicable fire and life-safety regulations;
- Accessibility and barrier-free requirements;
- Environmental and other applicable statutory requirements; and
- Directions of the Engineer-in-Charge and Client Department.

The Consultant shall coordinate closely with the Department, Client, Heritage Committee and concerned statutory/local authorities throughout the consultancy period.

3.2 Detailed Project Scope of Consultancy

The Consultant shall provide consultancy services including, but not limited to, the following:

3.2.1 Study and Documentation of Existing Colonial-Era Structure

The Consultant shall undertake a detailed architectural and heritage study of the existing colonial-era Police Station and its immediate setting.

The study shall include, but not be limited to:

- Existing site setting and relationship with surrounding development;
- Architectural typology and character;
- Scale and proportions;
- Building massing;
- Height;
- Façade composition and treatment;
- Material palette;
- Colour scheme;
- Door and window proportions;
- Fenestration pattern;
- Roof profile;
- Porch/verandah and entrance treatment;
- Significant architectural elements and details;
- Relationship of the building with surrounding open spaces; and
- Other features contributing to its heritage character and visual identity.

The Consultant shall undertake necessary site observations and prepare **photographic documentation and architectural documentation** sufficient to establish the existing architectural language and character of the heritage building.

3.2.2 **Site topographical survey :** The topography survey shall be conducted considering the following measures:-

(b) Conducting Digital Survey work by DIGITAL TOTAL STATION & DGPS (Digital Global Positioning System Equipment) system i/c labour with instrument etc. all complete as per direction of Engineer-in-

charge as detailed below:-

i. Taking ground level at interval 5.0 metres in both directions.
ii. Showing all salient features such as existing buildings, roads, trees, electric/ telephone poles, drains, wells, surrounding buildings, gates, width of surrounding roads, RoW of main approach road etc inside/ outside surrounding the area surveyed, if any.
iii. Taking all boundary measurements internal angles, north directions.
iv. Preparing and providing all details of contours/spot levels details of tree like species, spread & girth etc. in Digital Storage Disc (IN AUTO CAD).
v. Marking and trimming of trees (if required) with tree numbering with paint marking i/c documentation of trees of heritage status, if any, existing within site boundary.
vi. Removing of bushes for movement of surveyor if any.
vii. Submission of Six No. of SSP drawings (A0 size) in hard copy along with soft copy of the same.

3.2.3. Soil investigation :

Consultant is required to conduct a detailed soil investigation in accordance with relevant IS codes, NBCS 2026, etc., through soil consultants (Sub consultants) with at least 15 years of professional experience and a proven track record of successfully conducting soil investigations for at least three similar projects. **Required experience documents of soil consultants to be submitted to Engineer-in Charge for approval.** Copies of soil test reports must be submitted to the Engineer in Charge. The department may verify these results through independent soil consultants if necessary.

Scope of soil investigation/Geotechnical study shall include conducting and reporting investigation on soil by boring hole of required depth (Upto 30 metre depth) by using shell and auger equipment i/c standard penetration test, collection of disturb/undisturbed soil samples at every identifiable change of strata or 1.5 m whichever is less conducting laboratory test on soil sample to decide necessary shear strength parameters of soil as well as compression index and coefficient of consolidation and differential free swell (DFS). The tests include natural moisture content, bulk and dry density, liquid and plastic limits, particle size distribution, specific gravity etc. on specimen from collected soil sample for evaluation of PH value, sulphate content, calcium content and total dissolved solids in water for each borehole i/c preparation and submission of soil investigation report giving complete comprehensive record of field and laboratory investigation and interpretation in soft and hard copy (4 nos.) and foundation recommendations as required by the Engineer-in-Charge.

Boring :- Boring shall be carried out in accordance with the provision of IS: 1892 with shell and auger equipment. The boreholes shall have a diameter of 150 mm or as specified in the BOQ and shall be suitably lined throughout. The toe of the lining shall at no time be more than 1.0 m above the level to which the material has been removed from the borehole.

Auger of proper size shall be used in soft to firm clays and silts to avoid suction. The use of shell only is restricted to moderately stiff to hard clays and sandy strata below water table. The use of a chisel bit shall be permitted only in boulder or rock formation or through local obstructions.

Uncased boreholes may be permitted only up to a depth where the sides of the hole can stand unsupported. In case side falls or squeezing is noticed, steps shall be taken immediately to stabilize the sides of the borehole by casing pipes as directed by the Engineer-in-charge. Bentonite slurry may be permitted to stabilize the borehole as directed by the Engineer-in-charge.

No water shall be added while boring through cohesive soil and cohesion less soil above water table. While boring through cohesion less soil below water table, water level in casing shall always be maintained at or above the water table.

The cutting brought up by the auger, shell or cutting shoe of the split spoon or undisturbed sampler shall be carefully examined and the soil description duly recorded after performing field identification test.

Wherever in-situ tests are conducted and undisturbed samples are obtained at specified depths from the borehole, care shall be taken to ensure that the borehole is properly cleaned.

After completion of the boring at the borehole, a bore log shall be prepared in an approved.

Performa or as per IS:1892 and submitted to the Engineer in duplicate. Backfilling of the borehole shall be carried out in an approved manner as directed by the Engineer-in-charge. Location of ground water and possible corrosive effects of soil and water on foundation material like RCC, Steel to be detailed each site wise by consultant.

Standard Penetration Test :- Standard Penetration Test (SPT) shall be conducted as per IS: 2131 at intervals of

1.5 M or at every identifiable change of strata whichever is met earlier (distances being measured below the existing ground/bed level).

The driving of the split spoon shall be terminated only when number of blows is greater than 75 per 30cm of penetration. The test shall be conducted after driving the casing to the bottom of the borehole and after cleaning it.

Field Dry Density Test :- Field dry density tests shall be carried out as per IS: 2720 part XXVIII. These tests are to be conducted at selected location after removing top 0.3m of soil. Approximately 10 kg of distributed samples shall be collected from the test locations after conducting the tests. The distributed sample shall be tested for natural moisture content and standard proctor density to determine maximum dry density and optimum moisture content. The distributed soil samples shall also be tested for liquid and plastic limit and grain size analysis.

Laboratory Testing :- Laboratory test shall be conducted on samples collected from field covering all the bores using procedures specified in the relevant Indian standards. Only skilled personnel shall conduct all laboratory tests (From NABL accredited labs) with documentary proof thereof.

Preparation of test specimens for the various tests shall be carried out as per the procedure laid down in various relevant IS codes. The usage of disturbed sample and undisturbed sample must be highlighted in report on Shear Test Results, Compaction results, effect of water table on soil parameters.

3.2.4 Heritage Character Assessment

Based on the study, the Consultant shall identify and document the principal architectural characteristics and character-defining elements of the existing colonial-era structure.

The Consultant shall prepare a Heritage Character/Architectural Assessment Report indicating the principal design parameters to be considered while planning the proposed development, including:

- Scale;
- Massing;
- Height;
- Proportions;
- Façade treatment;
- Materials;
- Fenestration;
- Roof profile;
- Colour palette; and
- Overall architectural language.

The assessment shall form the basis for the planning and architectural design of the proposed buildings.

3.2.5 Integrated Master Plan

Based on the heritage study and the space and functional requirements provided by the Client, the Consultant shall prepare an Integrated Master Plan for the entire campus.

The Master Plan shall appropriately integrate:

- Existing heritage structure;
- Proposed buildings;
- Functional requirements;
- Internal circulation;
- Vehicular movement;
- Pedestrian movement;
- Site development,
- Landscape,
- Parking;
- Open spaces;
- Landscape;
- Access and entry;
- Service areas;

- Fire/emergency access;
- Utilities and services; and
- Future development requirements, wherever applicable.

The Master Plan shall ensure that the proposed development respects the setting and visual prominence of the existing heritage building.

The Consultant shall prepare alternative planning options, wherever considered necessary by the Client, and shall revise the Master Plan based on the observations and requirements of the Client and Heritage Conservation Committee.

3.2.6 Planning and Architectural Design of Proposed New Buildings as per requirements of client

Based on the approved/in-principal Master Plan, heritage study and functional requirements furnished by the Client, the Consultant shall prepare the conceptual and detailed architectural design of the proposed buildings.

The proposed buildings shall be designed in a manner commensurate with the architectural character established through the heritage study.

The design shall appropriately consider:

- Scale;
- Massing;
- Height;
- Building proportions;
- Façade treatment;
- Material palette;
- Colour scheme;
- Fenestration;
- Roof profile;
- Skyline; and
- Overall architectural language.

The proposed development shall establish a **clear yet harmonious relationship between the existing heritage building**, while ensuring that the heritage building remains the primary architectural reference and retains its visual prominence and significance. The Consultant shall revise the Architectural Design & Drawings based on the observations and requirements of the Client and Heritage Conservation Committee.

3.2.7 Height, FAR, Setbacks and Basement, Parking

The Consultant shall ascertain the applicable development controls from the concerned authorities and incorporate the same in the Master Plan and architectural design, including permissible:

- Ground coverage;
- FAR;
- Building height;
- Setbacks;
- Parking;
- Access;
- Fire tender movement; and
- Other applicable development controls.

In principle, the height of proposed new construction shall not exceed the permissible height of the existing heritage structure, subject to confirmation and approval of the competent authority.

Basement development may be considered wherever required by the Client and technically feasible, subject to applicable FAR, setbacks, fire and life-safety requirements, structural provisions, heritage controls and approval of the competent authorities.

3.2.8 Architectural Drawings

The Consultant shall prepare and submit architectural drawings necessary for presentation, approval and subsequent development of the proposed buildings, including, as applicable:

- Site/layout plan;
- Integrated Master Plan;
- Floor plans;
- Elevations;
- Sections;
- Roof plans;
- Area statements;
- Building massing;
- Façade treatment;
- Architectural details;
- Material/finish palette; and
- 3D views/perspectives.

The drawings shall demonstrate the compatibility of the proposed development with the existing heritage structure. The Consultant shall revise the Architectural Design & Drawings based on the observations and requirements of the Client and Heritage Conservation Committee.

3.2.9 Presentation and Heritage Conservation Committee (HCC) Approval

The Consultant shall prepare necessary presentation drawings, 3D views and PowerPoint presentations for submission before the Client, Heritage Conservation Committee and other competent authorities.

The Consultant shall:

- Present the heritage study and architectural assessment;
- Present the proposed Master Plan;
- Present the architectural concept/design of proposed buildings;
- Explain the relationship between the existing heritage building and proposed development;
- Incorporate observations/comments of the Heritage Conservation Committee;
- Revise and resubmit drawings as required; and submit the proposal to HCC as per details mentioned in Annexure-A
- Obtaining approvals from competent authority of Heritage conservation committee.

3.2.10 Presentation and obtaining Approval from National Monument Authority

The Consultant shall prepare necessary presentation drawings, 3D views and PowerPoint presentations for submission before the Client, National Monument Authority and other competent authorities.

The Consultant shall:

- Present the heritage study and architectural assessment;
- Present the proposed Master Plan;
- Present the architectural concept/design of proposed buildings;
- Explain the relationship between the existing heritage building and proposed development;
- HIA (Heritage Impact Assessment) if required, may be obtained from Govt reputed institutions/NGO as per ASI guidelines. The statuary fee, if any charged by Institutions shall be reimbursed on submission of valid payment vouchers.
- Incorporate observations/comments of the NMA;
- Revise and resubmit drawings as required; and submit the proposal to NMA as per details mentioned in Form-1.
- Obtaining approvals from competent authority of NMA.

3.2.11 Local Body and Statutory Approval

The Consultant shall prepare and submit the necessary Master Plan and architectural drawings/documents to the concerned Local Body (BPAC), DUAC, DFS, NMA and other concerned authorities, HCC and other statutory authorities, wherever applicable, and shall provide necessary technical assistance for obtaining approvals.

The scope shall include:

- Preparation of statutory submission drawings;
- Preparation of required statements/documents;
- Submission of drawings/documents;
- Attendance in meetings with authorities;
- Presentations, wherever required;
- Incorporation of observations;
- Revision and resubmission of drawings; and
- Obtaining approvals from competent authorities of HCC, NMA, local bodies, DUAC, DFS,

Statutory fees, approval charges and other government/local body charges shall be borne directly by the Client unless specifically provided otherwise in the agreement.

3.2.12 Preparation and submission of Preliminary estimate based on approved drawings.

The Consultant shall prepare and submit the PE based on approved drawings on CPWD PAR basis and Market rate basis supporting with required quotations for onward submission to client. Preliminary estimate to be prepared based on the applicable CPWD Delhi Plinth Area Rates (PAR) 2025 with cost index and, for items not covered therein, based on prevailing CPWD DSR rates, prevailing market rates supported with market rate analysis, duly supported with detailed quantities, rate analysis, specifications etc.

Special Condition

The planning of all proposed buildings, ancillary structures and external development shall be governed by the principle that no new intervention shall adversely affect the heritage significance, architectural character, visual integrity or setting of the existing heritage buildings. The proposed development shall remain harmonious with the existing heritage precinct and shall comply with applicable Heritage Regulations and directions of the competent Heritage Authority.

4.0 General Guidelines

(a) Minimum Six sets of all approved drawings (A0 Size) and soft copies of the same in pen drive will be submitted by the Consultant free of cost. However, in case additional sets of drawings in hard copy are essentially required by the Employer/Client, the same shall also be provided free of cost and nothing extra shall be payable on this account.

The details of the scope of the work involved mentioned in this Bid Document are broad and suggestive. Notwithstanding the details of the scope of the work and role of consultant mentioned elsewhere in this Bid Document, the consultant is required to provide consultancy services on all aspects of the work for completing comprehensive Heritage planning and designing for the project and obtaining approvals from HCC, NMA, local bodies, BPAC, DUAC, DFS etc.

(b) However, the employer reserves the right to exclude any of the above services from the scope of the consultant's work. In case of withdrawal of any services from the scope of consultant's work at later stage, the consultant shall be paid for the work done by him up to the date of withdrawal of such item/item of work and services.

(c) The consultant shall maintain constant and regular interaction with the department, Client/Owner and Structural / Services proof consultants for formulating the design philosophy and parameters, preparation of preliminary designs/working drawings/ specifications etc.

(d) The Consultant shall co-ordinate with the department and attend meetings with the department as and when required including meeting with the client.

(e) The consultant shall also assist the department in making presentation and necessary presentation materials shall be provided by the consultant.

List of Drawings, Materials, Documents & Information etc. to be submitted to Heritage Conservation Committee (HCC)

At Formal Sanction Stage

1. Duly filled proforma.
2. Comments of the local body i.e., NDMC/MCD/CPWD.
3. Google map showing location and surrounding buildings labelled.
4. Photographs (minimum 10 nos.) showing existing physical characteristics of the area proposed to be developed/redeveloped. The location of points from where the photographs have been taken should be indicated on site / location plan.
5. Conservation / Technical report explaining the concept and significance of building, whether the building is proposed for re-use and special features.
6. Typical presentation clearly showing external finishing materials and architectural expressions / elements with colour scheme, detailed specification for all base materials to be used in restoration, reconstruction and additions must accompany the drawings.
7. Proposed Urban Conservation / Maintenance plans in details.
8. Proposed Landscape Plan in details.
9. Detail drawings clearly showing the use of internal and external finishing materials, architectural expression / elements / features along with their fixing detail, colour scheme, detail specifications.
10. Original drawings of the building/complex.
11. Superimpose drawings showing the existing features to be retained in blue colour, to be demolished in yellow colour and proposed changes in red colour.
12. 3D views (minimum 8 nos.).
13. a) Existing land use as per zonal plan.

    b) Proposed land use.

Form I
(See rule 5)

Application for grant of permission for undertaking repair / renovation in the prohibited area and construction / reconstruction / repair / renovation in the regulated area of protected monument or archaeological site and remains declared as of national importance under the Ancient Monuments and Archaeological Sites and Remains Act, 1958

1. Name of the applicant :

2. Address of the applicant :
   (a) Present
   (b) Permanent
3. Name of the owner(s) :
   (if the applicant is other than the owner)

4. Address of the owner(s) :
   (a) Present address
   (b) Permanent address
5. Whether the property is owned by individual or jointly
   (furnish documents)

6. Whether the property is owned by Government/Public Sector Undertaking/Private Sector Undertaking/Firm (if so, details to be furnished with complete address and phone numbers) :

7. Locality of the proposed construction :
   (with full details plot number, etc.)

8. Name of the nearest monument or site :
   (a) Locality :
   (b) Taluk :
   (c) District :
   (d) State :
   (Enclose area map showing the monument and the site of repair / renovation / construction / reconstruction)

9. Distance of the site of construction related activities from the protected boundary of the monument:

(a) Distance from the main monument:

(b) Distance from the protected boundary wall of the monument:

10. Nature of the work proposed:
(Repair/renovation/construction/reconstruction, etc.)

11. Details of work proposed
(furnish complete details with drawings of building / structure)

(i) Number of storeys
(ii) Floor area (storey-wise)
(iii) Height (excluding mumty, parapet, water-storage tank, etc.)
(iv) Height (including mumty, parapet, water-storage tank, etc.)
(v) basement, if any proposed with details

(Enclose plan, section and elevation drawings of the existing building duly approved by the Building Plan Sanctioning Authority and proposed building plan with section and elevation in case of reconstruction. Enclose building plan, section and elevation of the proposed building in case of construction/reconstruction.)

12. Purpose of the proposed work :
(residential/commercial/institutional/public/community)

13 Approximate date of the commencement of the proposed works:

14 Approximate duration for completion of the proposed work:

15. Maximum height of the existing modern buildings in the close vicinity of -
(a) near the Monument:
(b) near the site of construction related activity:

16. Whether the monument is located within the limits of Municipal Corporation / Municipalities/ Nagar Panchayat / Village Panchayat

17. Does any Master Plan/zonal development plan/layout plan approved by concerned local authorities exists for the city / town / village:

18. Status of modern constructions in the vicinity of the monument and the proposed site of construction/reconstruction:

19. Open space/park/green area close to the protected monument / protected area:

20. Whether any road(s) exists between the monument and the site of construction/reconstruction:

21. Remarks/additional information, if any:

I .....declare that the above information is correct. I also undertake to observe the provisions of the Ancient Monuments and Archaeological Sites and Remains Act, 1958 as amended by the, the Ancient Monuments and Archaeological Sites and Remains (Amendment and Validation) Act, 2010 and the rules made there under.

Place:

Seal of firm (if any)

Date: Signature of the applicant

Note:

1. If the application is on the behalf of the organisation/firm, the signature should be of the head of that organisation/firm.
2. Enclose photographs showing the monument and the existing modern constructions.
3. Google Earth Images of the area under reference showing the monument and the site of construction related activities.
4. Enclose ownership documents duly attested by an authorized officer of the Government.
5. In case of repairs/renovation a report from a duly authorised/licenced architect to be submitted by the applicant.

GENERAL CONDITIONS OF CONTRACT

1.0 PERFORMANCE GUARANTEE

The Bidder shall submit an irrevocable Performance Guarantee of 5% (Five Percent) of the contract amount or Estimated Cost Put to Tender (ECPT)(whichever is higher)& Additional Performance Guarantee (Where the tendered amount is less than eighty percent (80%) of the Estimated Cost Put to Tender (ECPT), the Additional Performance Guarantee, of an amount equal to the difference between eighty percent (80%) of the ECPT and the tendered amount is to be submitted) in addition to other deposits mentioned elsewhere in the contract for his proper performance of the contract agreement, (not withstanding and/or without prejudice to any other provisions in the contract) within **7 (Seven) days** from the date of issue of letter of acceptance. This period can be further extended by the Engineer-in-Charge up to a maximum period of 3 **(Three) days** on written request of the Bidder stating the reason for delays in procuring the Performance Guarantee, to the satisfaction of the Engineer-in-Charge. This guarantee shall be in the form of Fixed Deposit Receipts / Deposit at Call receipt /Banker"s Cheque /Demand Draft /Pay Order of the State Bank of India or any scheduled bank (in case guarantee amount is less than Rs.1,00,000/-) or Guarantee Bonds of the State Bank of India or any Scheduled Bank in accordance with the form annexed here to.

1.1. The Performance Guarantee shall be initially valid for **11 months** and same will be get extended till the consultancy work is completed. The performance guarantee shall be returned thereafter to the Bidder, without any interest.

1.2. The Engineer-in-Charge shall not make a claim under the performance guarantee except for amounts to which the President of India is entitled under the contract (not withstanding and/or without prejudice to any other provisions in the contract agreement) in the event of:

a) Failure by the Bidder to extend the validity of the Performance Guarantee as described herein above, in which event the Engineer-in-Charge may claim the full amount of the Performance Guarantee.
b) Failure by the Bidder to pay President of India any amount due, either as agreed by the Bidder or determined under any of the Clauses/Conditions of the agreement, within 30 days of the service of notice to this effect by Engineer-in-Charge.
c) Failure to execute any subcomponent for which action to get it done at Risk and cost of the bidder is taken.

1.3. In the event of the contract being determined or rescinded under provision of any of the Clause/Condition of the agreement, the performance guarantee shall stand forfeited in full and shall be absolutely at the disposal of the President of India.

1.4. The performance guarantee shall be released on successful completion of all the activity as mentioned in the Time Schedule.

2.0 RECOVERY OF SECURITY DEPOSIT

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

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

3.0 COMPLETION PERIOD AND EXTENSION OF TIME

3.1. The time allowed for completion of the work as specified or the extended time in accordance with these

conditions shall be the essence of the Contract. If the Bidder commits default in commencing the execution of the work as aforesaid, Government shall without prejudice to any other right or remedy available in law, be at liberty to forfeit the performance guarantee absolutely.

3.2. Request for extension of time, to be eligible for consideration, shall be made by the Bidder in writing within fourteen days of the happening of the event causing delay on the prescribed form to Superintending Engineer. The Bidder may also, if practicable, indicate in such a request the period for which extension is desired.

3.3. In any such case the authority, Superintending Engineer & Project Director, DPC-II may give a fair and reasonable extension of time and re-schedule the "time schedule". Such extension or **rescheduling of** "time schedule" shall be communicated to the Bidder by the authority in writing, within **3** or **4 weeks** of the date of receipt of such request **respectively.** Non-application by the bidder for extension of time/ re-scheduling of "time schedule for works" shall not be a bar for giving a fair and reasonable extension/**re-scheduling of** "time schedule for works" by the authority and this shall be binding on the bidder.

3.4. The Consultant shall obtain all necessary statutory clearances and approvals from authorities including, but not limited to, the Heritage Conservation Committee (HCC), National Monument Authority (NMA) local bodies (BPAC), and Delhi Urban Art Commission (DUAC) and DFS strictly in accordance with the provisions of the NIT. No escalation, compensation, or extra payment under any circumstances or clauses shall be admissible or paid to the Consultant on account of any delay encountered in obtaining these approvals. In the event of a justified hindrance beyond the control of the Consultant, a fair and reasonable Extension of Time (EOT) may be granted by the competent authority i.e., Superintending Engineer & Project Director, DPC-II, provided that such extension shall be strictly without any financial implications, damages, or additional claims whatsoever against the Government. The Consultant shall be deemed to have inspected the project conditions and quoted their rates inclusive of all risks, operational contingencies, and anticipated delays inherent to the process of obtaining the requisite statutory sanctions.

3.5. **TIME SCHEDULE(Milestones) :**

S. No.	**Activities**	**Progressive Period from commencement**	**Amount to be withheld in case of non-achievement of milestone**
A			
A1	1. Collection and review of available records, archival documents, heritage notifications, previous drawings and historical references relating to the existing colonial-era Darya Ganj Police Station. Conduct site reconnaissance and discussions with the Client Department/CPWD to understand the existing site, usage pattern, heritage character and functional requirements of the proposed development. 2. Detailed study and documentation of the existing colonial-era heritage structure, including architectural character, setting, scale, massing, height, façade treatment, material palette, proportions, fenestration, roof profile and other significant architectural elements. Preparation of available/required architectural documentation, photographic record, material identification and condition mapping. Submission of Topographical survey for the entire Plot 3. Preparation and submission of **Inception**	06 weeks	1% of accepted tendered amount

	Report & Heritage Building Documentation Project Report (DPR), incorporating the findings of the heritage study, existing architectural documentation, heritage character assessment and recommendations/ design parameters to be adopted for the proposed new buildings and its development. Submission of soil investigation report from NABL labs		
B	**STAGE–II: INTEGRATED MASTER PLANNING**		
B1	Preparation of Integrated Master Layout Plan with landscape, site development, parking for the entire campus based on the heritage study and the space/functional requirements furnished by the Client, including existing heritage structure, proposed buildings, circulation, parking, landscape, open spaces, utilities, access, fire/emergency movement, building height, setbacks, FAR/ground coverage considerations, relationship of proposed development with the existing heritage building, along with 3D visualizations/perspectives and other site requirements.	08 weeks	1 % of accepted tendered amount
C	**STAGE–III: ARCHITECTURAL DESIGN OF PROPOSED BUILDINGS**		
C1	Preparation of the detailed architectural drawings for the proposed buildings, including plans, elevations, sections, building massing, façade treatment, material palette, fenestration, roof profile, architectural language, 3D views/perspectives, heritage character assessment and other relevant architectural details, in accordance with the heritage study and Client's functional requirements and in consultation with CPWD architects.	12 weeks	0.50 % of accepted tendered amount
D	**STAGE–IV: SUBMISSION FOR HERITAGE CONSERVATION COMMITTEE, NMA, LOCAL BODIES, DUAC, DFS,**		
D1	Submission of the Master Plan and proposed architectural drawings (3 sets- A1 Size) and presentation of the project details before the Heritage Conservation Committee/competent Heritage Authority, local bodies (BPAC), DUAC, DFS, NMA and other concerned authorities including necessary technical presentations and clarification of the heritage-sensitive design approach.	16 weeks	0.5 % of accepted tendered amount
D2	Incorporation of observations/comments of the Heritage Conservation Committee, local bodies (BPAC), DUAC, NMA, DFS, competent authority and other concerned authorities and revision/resubmission of the Master Plan and architectural drawings until approval/in-principle approval, as applicable.	18 weeks	0.50 % of accepted tendered amount
E	**STAGE–V : OBTAINING APPROVALS FROM HCC, LOCAL**		

	BODIES, DUAC, DFS, NMA AND SUBMISSION OF PE		
E1	Obtaining approvals of the Heritage Conservation Committee (HCC)/competent Heritage Authority, Local Bodies, DUAC, DFS, NMA and other concerned statutory authorities, as applicable, and submission of the finally approved drawings/documents in hard copy (A0 size, 6 copies) and soft-copy formats.	19 weeks	1.00 % of accepted tendered amount
E2	Preparation and submission of the Preliminary Estimate (PE) based on the finally approved Integrated Master Plan and Architectural Drawings from Heritage Conservation Committee (HCC), Local body (BPAC), National Monument Authority (NMA), DUAC, DFS, and other concerned authorities, incorporating the approved design and specifications, , based on the applicable CPWD Delhi Analysis of Rates (PAR) 2025/prevailing CPWD PAR rates and, for items not covered therein, based on prevailing market rates/market rate analysis, duly supported with detailed quantities, rate analysis, specifications and other necessary documents, as required for obtaining the requisite technical/administrative approvals.	20 weeks	0.50 % of accepted tendered amount
	Note: *Withheld amount shall be released if subsequent milestones are achieved within the respective time period specified. However, in case milestones are not achieved by the Bidder for the work, the amount shown against milestones shall be withheld.*		

4.0 COMPENSATION FOR DELAY

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

Provided always that the total amount of compensation for delay to be paid under this Condition shall not exceed 10% of the bid value of work or of the bided value of the item or group of items of work for which a separate period of completion is originally given. The amount of compensation may be adjusted or set-off against any sum payable to the Bidder under this or any other contract with the Government.

5.0 TERMINATION OF CONTRACT

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

5.1. If the Bidder having been given by the Engineer-in-Charge a notice in writing that he failed to deliver the products expected of them during or at the end of consultancy work and fails to comply with the requirement of such notice for a period of seven days thereafter.

5.2. If the Bidder has, without reasonable cause, suspended the work or has failed to proceed with the work with due diligence so that in the opinion of the Engineer-in-Charge (which shall be final and binding) he will be unable to perform the work satisfactorily and continues to do so after a notice in writing of seven days from the Engineer-in-Charge.

5.3. If the Bidder fails to complete the work within the stipulated date or items of work with individual date of completion, if any stipulated, on or before such date(s) of completion and does not complete them within the period specified in a notice given in writing in that behalf by the Engineer-in-Charge.

5.4. If the Bidder persistently neglects to carry out his obligations under the contract and/ or commits default in complying with any of the terms and conditions of the contract and does not remedy it or take effective steps to remedy it within 7 days after a notice in writing is given to him in that behalf by the Engineer-in-Charge.

5.5. If the Bidder shall offer or give or agree to give to any person in Government service or to any other person on his behalf any gift or consideration of any kind as an inducement or reward for doing or forbearing to do or for having done or forborne to do any act in relation to the obtaining or execution of this or any other contract for Government.

5.6. If the Bidder shall enter into a contract with Government in connection with which commission has been paid or agreed to be paid by him or to his knowledge, unless the particulars of any such commission and the terms of payment thereof have been previously disclosed in writing to the Engineer-in-Charge.

5.7. If the Bidder shall obtain a contract with Government as a result of wrong Bidding or other non-bona fide methods of competitive Bidding or commits breach of integrity agreement.

5.8. If the Bidder being an individual, or if a firm, any partner thereof shall at any time be adjudged insolvent or have a receiving order or order for administration of his estate made against him or shall take any proceedings for liquidation or composition (other than a voluntary liquidation for the purpose of amalgamation or reconstruction) under any Insolvency Act for the time being in force or make any conveyance or assignment of his effects or composition or arrangement for the benefit of his creditors or purport so to do, or if any application be made under any Insolvency Act for the time being in force for the sequestration of his estate or if a trust deed be executed by him for benefit of his creditors.

5.9. If the Bidder being a company shall pass a resolution or the court shall make an order that the company shall be wound up or if a receiver or a manager on behalf of a creditor shall be appointed or if circumstances shall arise which entitle the court or the creditor to appoint a receiver or a manager or which entitle the court to make a winding up order.

5.10. If the Bidder shall suffer an execution being levied on his goods and allow it to be continued for a period of 21 days.

5.11. If the Bidder assigns, transfers, sublets (engagement of labour on a piece-work basis or of labour with materials not to be incorporated in the work, shall not be deemed to be subletting) or otherwise parts with or attempts to assign, transfer, sublet or otherwise parts with the entire works or any portion thereof without the prior written approval of the Engineer -in-Charge.

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

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

In the event of above courses being adopted by the Engineer-in-Charge, the Bidder shall have no claim to

compensation for any loss sustained by him by reasons of his having purchased or procured any materials or entered into any engagements or made any advances on account or with a view to the execution of the work or the performance of the contract. And in case action is taken under any of the provision aforesaid, the Bidder shall not be entitled to recover or be paid any sum for any work thereof or actually performed under this contract unless and until the Engineer-in-Charge has certified in writing the performance of such work and the value payable in respect thereof and he shall only be entitled to be paid the value so certified.

In case, the work cannot be started due to reasons not within the control of the bidder within 1/8th of the stipulated time for completion of work or one month whichever is higher, either party may close the contract. In case bidder wants to close the contract, he shall give notice to the department stating the failure on the part of department. In such eventuality, the Performance Guarantee of the bidder shall be refunded.

6.0 FORECLOSURE OF CONTRACT

If the department due to the abandonment or reduction of scope of works due to any reason whatsoever do not require the whole or any part of the works to be carried out, the Engineer-in-charge by giving a notice may foreclose the agreement. In such circumstances the consultant shall be paid for the submission and work stages for which approvals are already granted, the earnest money deposit and the Performance guarantee of the consultant shall be refunded, but no

payment on account of interest, loss of profit or damages etc. shall be payable at all and the employer shall be at liberty to make full use of all or any of the drawings, designs or other documents prepared by the Consultant.

7.0 SETTLEMENT OF DISPUTES

Except where otherwise provided in the contract, all disputes arising during the progress of the work or after the cancellation, termination, completion or abandonment thereof shall be dealt with as mentioned hereinafter:

7.1. **Conciliation:** If the contractor considers any work demanded of him to be outside the requirements of the contract, or disputes any drawing, record or decision given in writing by the Engineer-in-Charge; or if the Engineer-in- Charge considers any act or decision of the consultant on any matter in connection with or arising out of the contract or carrying out of the work to be unacceptable and disputed; such party may promptly refer such disputes and amount claimed for each dispute to the Conciliator (Additional Director General (Projects Delhi) concerned with the work, as applicable) in the proforma prescribed in Annexure B under intimation to the other party. The Conciliator may then request each party to submit to him a brief written statement describing the disputes and the points at issue. Each party shall send a copy of such statement to the other party. At any stage of the conciliation proceedings, the Conciliator may request a party to submit to him such additional information as he deems appropriate. When it appears to the Conciliator that there exist elements of a settlement which may be acceptable to the parties, he shall formulate the terms of a possible settlement and submit them to the parties for their observations. After receiving the observations of the parties, he may reformulate the terms of a possible settlement in the light of such observations. lf the parties reach agreement on a settlement of the disputes, they may draw up and sign a written settlement agreement on non-judicial stamp paper as per Stamp Act. The Conciliator shall authenticate the settlement agreement and furnish a copy thereof to each party. The termination of conciliation proceedings shall be in accordance with Section 76 of The Arbitration and Conciliation Act, '1996. No party shall be represented before the said Conciliator by an advocate or legal counsel. The conciliations proceedings shall be completed within 45 days from the receipt of reference. This time may be enlarged by 15 days by the Conciliator.

The conciliation proceedings shall be deemed to have been terminated at the end of 60 days from the receipt of reference.

(i)	Conciliator	Additional Director General (Project Delhi), CPWD or Successor thereof
(ii)	Arbitrator Appointing Authority	SE&PD, DPC-II, CPWD, level 5, EAST block, RK Puram, New Delhi or Successor thereof
(iii)	Place of Arbitration	New Delhi

7.2. If the aforesaid conciliation proceedings fail or the Conciliator fails to give proposal for settlement within the aforesaid period, either party may seek legal remedy from the competent Court.

8.0 BIDDER TO INDEMNIFY GOVT. AGAINST PATENT RIGHTS

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

9.0 LEVY/TAXES PAYABLE BY BIDDER

All applicable Taxes (including Professional tax, GST etc.) in respect of this contract shall be payable by the Bidder and Government shall not entertain any claim whatsoever in this respect.

10.0 JURISDICTION OF COURTS

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

11.0 CONFIDENTIALITY

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

12 SCHEDULE OF STAGE PAYMENT:-

12.1 PAYMENT OF REMUNERATION:

The Employer shall pay to the consultant as remuneration for the services to be rendered by the Consultant in relation to said work, a Lump Sum Amount. The fees shall be inclusive of Taxes (including Professional tax, GST etc) and levies. The consultant shall be paid fees referred in above, in the manner laid down herein below as stage payments. The fees shall be adjusted subsequently to ensure that the total fees payable to the consultant does not exceed he total contract amount of fees. The employer shall, however, have the liberty to omit, postpone or not to execute any work but the consultant shall not be at liberty to omit, postpone or not execute any work. The consultant shall not be entitled to any compensation or damages for such omission, postponement or non-execution of the work, except the fees which have become payable to them for the service actually rendered by them.

1. The consultancy fees payable as per the schedule of stage payment is inclusive of fees payable by the Consultant to any other sub-consultant including green building consultant and Associates if engaged by him and nothing extra shall be payable by the employer on this account.

2. The fees payable to the consultant shall be in full discharge of functions to be performed by the consultant and no claim whatsoever against the employer in respect of any proprietary right or copy right by the consultant or any other party will be entertained. The consultant shall indemnify and keep indemnified the employer against any such claims and against all cost and expenses paid by the employer in defending against such claims.

3. If the consultant fails to execute any sub-component within specified time/extended time (as approved by Engineer-in-Charge) or the same is not to the satisfaction of Engineer-in-Charge, then the Engineer-in-Charge may get the same component executed at the risk & cost of consultant. The whole expenditure thus incurred for satisfactory execution of sub-component shall be deducted from the amount due to consultant. The decision of Engineer-in-Charge will be final & binding.

SCHEDULE OF STAGE PAYMENT :

S. No.	Activities	%age of total tendered amount	Cumulative %age
	FOR BOQ ITEM No. 01		
A	**STAGE–I: INCEPTION REPORT & HERITAGE BUILDING DOCUMENTATION**		
A1	1. Collection and review of available records, archival documents, heritage notifications, previous drawings and historical references relating to the existing colonial-era Darya Ganj Police Station. Conduct site reconnaissance and discussions with the Client Department/CPWD to understand the existing site, usage pattern, heritage character and functional requirements of the proposed development. Detailed study and documentation of the existing colonial-era heritage structure, including architectural character, setting, scale, massing, height, façade treatment, material palette, proportions, fenestration, roof profile and other significant architectural elements. Preparation of available/required architectural documentation, photographic record, material identification and condition mapping. 2. Preparation and submission of **Inception Report & Heritage Building Documentation Project Report (DPR),** incorporating the findings of the heritage study, existing architectural documentation, heritage character assessment and recommendations/design parameters to be adopted for the proposed new buildings and its development.	5%	5%
B	**STAGE–II: INTEGRATED MASTER PLANNING**		
B1	Preparation of Integrated Master Layout Plan with landscape, site development, parking for the entire campus based on the heritage study and the space/functional requirements furnished by the Client,	5%	10%

	including existing heritage structure, proposed buildings, circulation, parking, landscape, open spaces, utilities, access, fire/emergency movement, building height, setbacks, FAR/ground coverage considerations, relationship of proposed development with the existing heritage building, along with 3D visualizations/perspectives and other site requirements.		
C	**STAGE–III: ARCHITECTURAL DESIGN OF PROPOSED BUILDINGS**		
C1	Preparation of the detailed architectural drawings for the proposed buildings, including plans, elevations, sections, building massing, façade treatment, material palette, fenestration, roof profile, architectural language, 3D views/perspectives, heritage character assessment and other relevant architectural details, in accordance with the heritage study and Client's functional requirements and in consultation with CPWD architects.	10%	20%
D	**STAGE–IV: SUBMISSION FOR HERITAGE CONSERVATION COMMITTEE, NATIONAL MONUMENT AUTHORITY(NMA), LOCAL BODIES, DUAC, DFS**		
D1	Submission of the Master Plan and proposed architectural drawings (3 sets- A1 Size) and presentation of the project details before the Heritage Conservation Committee/competent Heritage Authority, local bodies (BPAC), DUAC, DFS, NMA and other concerned authorities including necessary technical presentations and clarification of the heritage-sensitive design approach.	10%	30%
D2	Incorporation of observations/comments of the Heritage Conservation Committee, local bodies (BPAC), DUAC, DFS, NMA competent authority and other concerned authorities and revision/resubmission of the Master Plan and architectural drawings until approval/in-principal approval, as applicable.	10%	40%
E	**STAGE–V: OBTAINING APPROVALS FROM HCC, LOCAL BODIES, DUAC, NMA, DFS AND SUBMISSION OF PE**		
	Obtaining approvals of the Heritage Conservation Committee (HCC)/competent Heritage Authority, Local Bodies, DUAC, DFS, NMA and other concerned statutory authorities, as applicable, and submission of the finally approved drawings/documents in hard copy (A0 size, 6 copies) and soft-copy formats.	50%	90%
E2	Preparation and submission of the Preliminary Estimate (PE) based on the finally approved Integrated Master Plan and Architectural Drawings from Heritage Conservation Committee(HCC), Local body(BPAC),	10%	100%

	National Monument Authority (NMA), DUAC, DFS and other concerned authorities, incorporating the approved design and specifications, , based on the applicable CPWD Delhi Analysis of Rates (PAR) 2025/prevailing CPWD PAR rates and, for items not covered therein, based on prevailing market rates/market rate analysis, duly supported with detailed quantities, rate analysis, specifications and other necessary documents, as required for obtaining the requisite technical/administrative approvals.		

Note:

Payment of Fee as per the various stages of the above Payment Schedule shall be considered as due only when the entire work up to that stage is completed in all respects for all the buildings, structures, landscaping, and external development. No intermediate payment on pro-rata basis shall be admissible for release to the consultant without approval of Engineer In Charge.

12.0 NUMBER OF DOCUMENTS AND COPY RIGHT

All the documents/drawings, designs, reports and any other details envisaged under this agreement shall be submitted as per direction of engineer in charge. All drawings as required for submission to all the local bodies (BPAC), DUAC, NMA, DFS and other concerned authorities, Heritage Conservation Committee (HCC) and other authorities shall be submitted as per the requirement of local body (BPAC), DUAC, NMA, DFS and other concerned authorities. Three copies of all the submission drawings (in A-1 or larger size) shall be submitted to the Engineer-in-Charge along with a soft copy in pen drive If there is any revision in any drawing/document for any reason, three copies of drawing/document (in A-1 or larger size) shall be re-issued along with soft copy in CD without any extra charges. All these drawings/designs/reports will become the property of the Engineer-in-Charge. The Engineer-in-Charge may use these drawings in part or full in any other work without any notice to the consultant and without any financial claim of the consultant.

Six copies of all the final approved drawings (in A-0 or larger size) shall be submitted to the Engineer-in-Charge along with a soft copy in pen drive

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

13.0 RESPONSIBILITY OF ACCURACY OF DESIGN:

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

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

ANNEXURE - B

REFERENCE OF DISPUTES AND AMOUNT CLAIMED FOR EACH DISPUTE TO THE CONCILIATOR.

To,

The Conciliator

(SPECIAL DIRECTOR GENERAL / ADDITIONAL DIRECTOR GENERAL), CPWD

..... (Region/ Project Region)

Subject: Reference of disputes and amount claimed for each dispute to the Conciliator for his proposal for settlement relating to agreement number: .....
Dear Sir,

In terms of clause 25 of the aforesaid agreement, particulars of which are given below, I/We hereby refer my / our disputes and amount claimed for each dispute to you in your capacity as Conciliator and request for your proposal for settlement relating to agreement number:
.....

1. Name of Applicant
2. Whether applicant is individual/Prop. Firm/Partnership Firm/Ltd.Co.
3. Full address of the applicant
4. Name of the work and contract number in which arbitration sought
5. Name of the Division which entered into contract
6. Contract amount in the work
7. Date of Contract
8. Date of initiation of work
9. Stipulated date of completion of work
10. Actual date of completion of work (if completed)
11. Total number of claims made
12. Total amount claimed
13. Date of intimation of final bill (if work is completed)
14. Date of payment of final bill (if work is completed)
15. Amount of final bill (if work is completed)
16. Date of Claim made to Engineer-in-Charge
17. Date of receipt of decision from Engineer-in-Charge

I/We certify that the information given above is true to the best of my/our knowledge. I/We enclose the following documents.
1. Statement of claims with amount of each claim.
Yours faithfully,

.....
Signature of the applicant
(Only the person/authority who signed the contract should sign here)

Copy to: The Engineer-in-Charge.....division/ Name of Contractor
(II) Superintending Engineer

PART-III

FINANCIAL BID

SCHEDULE OF QUANTITIES

Name of work:- Conservation planning and Design consultancy for construction of new buildings at historic police station Darya Ganj New Delhi.

S. No.	Description of item	Quantity	Unit	Rate (In Rs.)	Amount (In Rs.)
1	**Architectural Planning Consultancy Services** for the Darya Ganj Police Station Campus: Providing comprehensive architectural consultancy services for preparation of heritage-sensitive Integrated Master Plan with landscape, site development, parking and architectural planning/design of proposed buildings, based on the study of the existing colonial-era Grade-II Heritage Police Station and the space/functional requirements of the Client, including Master Planning, concept design, building massing and architectural character development, 3D visualization/perspectives, statutory submission drawings, general spatial layouts, area/FAR calculations, architectural plans, elevations and sections, coordination with the Client/CPWD, submissions, presentations before the Heritage Conservation Committee (HCC) , Local body (BPAC), DUAC, National Monument Authority (NMA), DFS and other concerned authorities , competent authority and preparation/revision of drawings for statutory submissions as required and obtaining approvals from Heritage Conservation Committee (HCC) , Local body (BPAC), National Monument Authority (NMA), DUAC, DFS and other concerned authorities etc., preparation and submission of preliminary estimate complete as per the Scope of Consultancy and directions of the Engineer-in-Charge.	2313	Sqm	1349.85	3122203.00
2	Conducting Digital Survey work by electronic total station & DGPS (Digital Survey Equipment) system, taking ground levels at interval 5 metre in both direction showing all salient features such as existing buildings, roads ,trees, electric/ telephone poles, drains, wells, gates, surrounding buildings, width of surrounding roads, RoW of main approach roads etc of inside /outside surrounding area surveyed, if any, taking all boundary measurements internal angles, north directions, AMSL and preparing and providing all details with contours/spot levels etc. in soft copy in pen drive (in Auto cad) & hard copy(6 copies A0 Size) i/c detail of trees with tree numbering, paint marking, photo and girth, species, spread, canopy, latitude & longitude of trees etc i/c removing of bushes for movement of surveyor, labour with instrument etc all complete as per direction of Engineer-in - charge.	6544	sqm	5.90	38610.00

3	Conducting and reporting investigation on soil by boring hole of required depth by using shell and auger equipment i/c standard penetration test, collection of disturb/undisturbed soil samples at every identifiable change of strata or 1.5 m whichever is less conducting laboratory test on soil sample to decide necessary shear strength parameters of soil as well as compression index and coefficient of consolidation and differential free swell (DFS). The tests include natural moisture content, bulk and dry density, liquid and plastic limits, particle size distribution, specific gravity etc. on specimen from collected soil sample for evaluation of PH value, sulphate content, calcium content and total dissolved solids in water for each borehole i/c preparation and submission of soil investigation report giving complete comprehensive record of field and laboratory investigation and interpretation in soft and hard copy (2 nos.) and foundation recommendations as required by the Engineer-in-Charge. The work includes mobilization of tools, plants and equipment's from lab to site for conducting the soil investigation test with demobilization completely after test is over including the charges of shifting the plant and machinery from one point to other complete as per the direction of Engineer-in-charge.				
3.1	Bore hole depth upto 30 metre or refusal which ever occurs earlier	3	Each	70800.00	212400.00

	TOTAL ESTIMATED COST (RS.)	**3373213**

PROFORMA OF FINACIAL BID

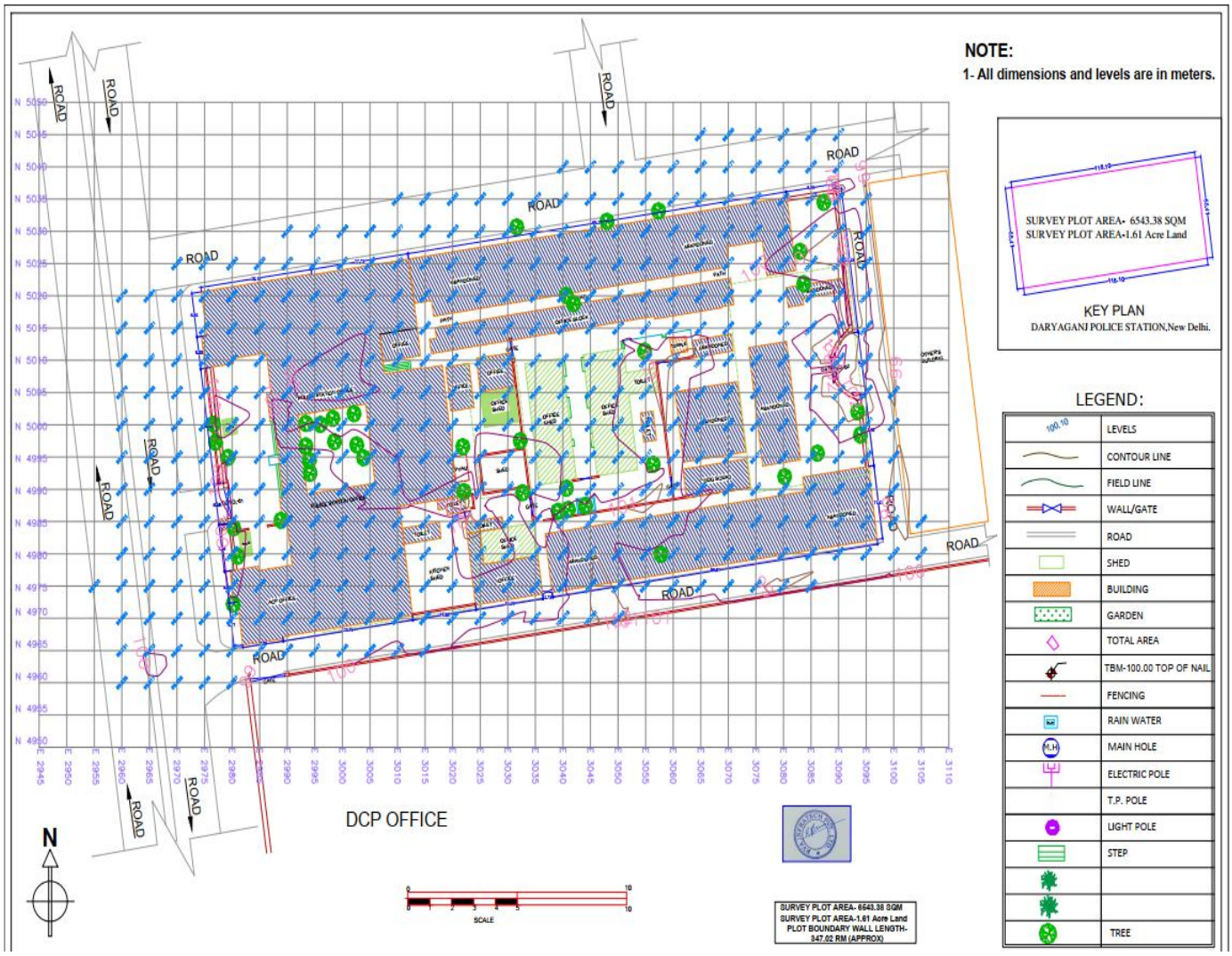
CENTRAL PUBLIC WORKS DEPARTMENT			
NIT No. 04/SE&PD/DPC-II/CPWD/2026-27/Recall-2			
Name of Work: Conservation planning and Design consultancy for construction of new buildings at historic police station Darya Ganj New Delhi.			
Name of Contractor:			
S. No.	Total Estimated Cost (Rs.)	Quoted Percentage (at par/above/below) the Total Estimated Cost	**Total Tendered Amount (Rs.)**
1	**Rs. 33,73,213/-**		

Corrections - Nil Insertions - Nil Omissions - Nil AE(C) EE&SM(C)-2

PART -IV

SITE INFORMATION

LAYOUT PLAN



Corrections - Nil Insertions - Nil Omissions - Nil AE(C) EE&SM(C)-2

LOCATION MAP



Corrections - Nil Insertions - Nil Omissions - Nil AE(C) EE&SM(C)-2

ARCHAEOLOGICAL SURVEY OF INDIA- MARKING OF PROTECTED AND REGULATED AREAS

