



GOVERNMENT OF JAMMU AND KASHMIR

OFFICE OF THE EXECUTIVE ENGINEER,

PWD(R&B) DIVISION MENDHAR

E-mail: - xenpwdmdr@gmail.com



SHORT NOTICE INVITING TENDER

E-NIT No 75 of 2026-27 Dated 27-08-2026

For and on behalf of the Lt. Governor, Union Territory of Jammu & Kashmir e-tenders are invited from reputed Architectural/ structural consultants duly approved/ registered with Indian Council of Architect for providing Architectural /structural Engineering consultancy services in respect of below noted work: -

S.No	Name of Work	Estimated cost of the project (Rs In Lacs) (only building part)	Adv. cost of consultant. charges including all taxes in lac.	Cost of Tender Doc	Earnest Money in shape of CDR/FDR /BG	Time Allowed for completion	Time & Date of Opening of tender (Technical Bid)	Class of Contract or
1.	Providing Architectural and Structural Consultancy for Development and Upgradation of Sports Infrastructure at SCS GDC Mendhar Tehsil Mendhar District Poonch (Under State Plan University & Higher Education) including Vetting/ Proof checking of structural drawings/ Architectural drawing and other service drawing from IIT/ NIT/ DIQC.	411.00	6.87	300/-	13740/-	45 days	02.09.2026 on or after 10:00 AM	Architect/ Consultant registered with Indian Council of Architect
2.	Providing Architectural and Structural Consultancy for Restoration and Preservation of Ziyarat Chote Shah at Mendhar Tehsil Mendhar District Poonch Accorded by the Director, Archives, Archaeology & Museums, Jammu including Vetting/ Proof checking of structural drawings/ Architectural drawing and other service drawing from IIT/ NIT/ DIQC.	68.00	1.61	200/-	3220/-	45 days	02.09.2026 on or after 10:00 AM	Architect/ Consultant registered with Indian Council of Architect

1. The Bidding documents consisting of qualifying information, eligibility criteria, specifications, bill of quantities (B.O.Q), Set of terms and conditions of contract and other details can be seen/downloaded from the departmental website www.iktenders.gov.in as per below schedule:- as per below schedule:-

1.	Date of Publishing of Tender Notice	27-08-2026
2.	Bid submission Start Date	27/08/2026 from 18:00 P.M
3.	Bid Submission End Date	01/09/2026 from 18:55 P.M
4.	Date & time of opening of Technical Bids (Online)	02/09/2026 from 10:00 A.M
5	Date & time of opening of Financial Bids (Online)	To be notified after technical bid evaluation is completed.

The building shall be designed as Framed structure with all services wherever required i.e. R.C.C framed structured as per approved drawing; Floor Ht.=3.60. The work comprises of providing design consultancy for

- 1. Providing Architectural and Structural Consultancy for Construction of Administrative Block at GDC Tehsil Mendhar District Poonch (Under State Plan University & Higher Education) including Vetting/ Proof checking of structural drawings/ Architectural drawing and other service drawing from IIT/ NIT/ DIQC.**
- 2. Providing Architectural and Structural Consultancy for Restoration and Preservation of Ziyarat Chote Shah at Mendhar Tehsil Mendhar District Poonch Accorded by the Director, Archives, Archaeology & Museums, Jammu including Vetting/ Proof checking of structural drawings/ Architectural drawing and other service drawing from IIT/ NIT/ DIQC.**

Following Services are to be provided: -

Internal Water Supply and Sanitary Installation
Electrical External service connections
Civil External Service Connections
Internal Electrical installations
Conduit/lighting Conductors/power wiring
and conductors etc.

Extra for: -

Development of site

- a) The participating firms shall upload their concept plans/drawings, complete in the form of pdf format files **and shall get approval from the indenting Department before going for further design of structure.**
- b) The site can be inspected any time during office hours after prior intimation to the undersigned.

2.. The L1 bidder should deposit the original documents. i.e. Treasury Challan CDR/FDR/BG in the office of the Executive Engineer PWD(R&B) Division Mendhar during working hours within three days. If L1 bidder fails to submit the original CDR/FDR /Treasury challan within Seven days, the Department will cancel the tender and

action shall be taken against the consultant for one year further to debar in future tendering process in this Division.

3. The earnest money will be forfeited if: -

- a. Any bidder withdraws his bid during the period of bid validity and makes any modification in terms and conditions of the bid.
- b. Failure of successful bidder to furnish the required performance security within 07 days from the date of issue of letter of acceptance.
- c. If the bidders, tries to influence the evaluation process.
- d. In case contractor fails to execute the agreement on same date after fixation of contract.
- e. **The Consultant fails to provide vetted drawing and BOQ with 45 days of**

allotment of work contract.

4. **Cost of tender document:** Bid must be accompanied with cost of tender document in shape of **Treasury** receipt drawn from Treasuries of J&K under A/cNo.**0059 in favour of Executive Engineer, PWD (R&B) Division Mendhar** mentioning the name of work for which the tender fee was deposited and Copy of the Treasury receipt (cost of tender document) should be uploaded on official website www.jktenders.gov.in upto the specified bid submission date and time.

5. **Time schedule:** The work, as per “Scope of work” should be completed in **45 days**.

6. **Clarification:** Bidders can seek clarification to the RFP document by writing at email id: xenpwdmdr@gmail.com on any working day.

7. Instruction to bidders regarding e-tendering process.

- a. Bidders are advised to download bid submission manual from the “Downloads” option as well as from “Bidders Manual Kit ”on web site www.jktenders.gov.in to acquaint bid submission process.
- b. To participate in bidding process, bidders have to get ‘Digital Signature Certificate (DSC)’ as per Information Technology Act-2000. Bidder can get digital certificate from any approved vendors.
- c. The bidders have to submit their bid online in electronic format with digital Signature. No financial bid will be accepted in physical form.

d. Bids will be opened online as per time schedule mentioned in NIT.

e. Bidders must ensure to upload scanned copy of all necessary documents mentioned in NIT with technical bid. Note: -Scan all the documents on 100 dpi with black and white option.

f. The department will not be responsible for delay in online submission due to any reasons.

g. **The L-1 Bidder shall have to deposit e-stamp paper of Rs. 100/- alongwith Agreement Form (As per Annexure “B”) alongwith other relevant documents before issuance of allotment.**

8. **Validity:** - The offer shall remain valid for a period of 120 days from the date of opening of financial bid.

9. The date and time of opening of financial bids shall be notified on website www.jktenders.gov.in and conveyed to the bidders automatically through an e-mail message on their e-mail address.

The financial Bids of Responsive bidders shall be opened online in the office of **EXECUTIVE ENGINEER, PWD(R&B) DIVISION, MENDHAR**. The date for same shall be intimated separately.

10. List of documents for technical bid to be uploaded on website www.jktenders.gov.in.

11. Eligibility criteria: -

Individual Architects as well as the Architects in any Consultancy Firm(s) participating in the tender should be registered with Council of Architecture

12. The following documents should be scanned and uploaded on website:”

13. Pre-Qualification: -

S.N	Particulars	Pre-Qualification Criteria			Scanned Self attested copies of supporting documents required to be uploaded
a	Tender Fee	e-challan through J&K UT Treasuries indicating Treasury Voucher No. & date, and name of work duly crediting to 0059 (Revenue) favoring Executive Engineer PWD (R&B) Division Mendhar and upload the same i.e. treasury challan/receipt			
b	Earnest Money Deposit	In the shape of CDR/FDR/BG			CDR/FDR/BG in the form of 2% of advertised cost pledged in favour of Executive Engineer PWD (R&B) Division Mendhar between the period of downloading the bidding
C	Registration Card	Architect/ Consultant registered with Indian Council of Architect			
D	Work Experience	The bidder should have completed consultancy work(s) for Building projects as per following detail in last 7 financial years i.e. between Financial Year 2018-19 to 2024-25 and up to the last date of submission on this bid			Completion Certificate(S) Issued by an Officer Not Below the Rank of an Executive Engineer or Equivalent Rank in Centre Government / State Government, Central / State /UT Public Sector Undertakings Pertaining to The Period Between Financial Years 2018-19 to Financial year 2024-25 and up to the last date of submission of this bid. (Annexure-“A”).
		Consultancy for Three completed building works each valuing (40 %).	OR Consultancy for Two completed building works each valuing (50%).	OR Consultancy for One completed building works each valuing (80 %).	
E	Permanent Account No.	-			PAN Card
F	Goods and Services Tax	Bidder firm should be registered with GST authorities and should have filed latest clearance certificate FORM GST-3B the preceding Month/quarter to the issued of NIT i.e. if the bidder has opted for scheme under GST then GSTR-3B for ended Jan-March or Apr-Jun 2026-27 is to be uploaded and if the bidder has not opted for QRMP scheme under GST, then GSTR-3B for the month of July 2025-26			a) Valid Registration Certificate with GST No. issued by Competent authority. b) Any one copy of the GST return filed for latest 2026-27 is to be uploaded and if the bidder has not opted for QRMP scheme under GST, then GSTR-3B for the month of July 2025-26 is to be uploaded.

f	Undertaking regarding Bid Validity	Bidder has to furnish an undertaking regarding Bid Validity and also has to provide full particulars of the bidder	As per format provided in Annexure-“B” .
g	Undertaking regarding acceptance of all terms and conditions of the tender and full particulars of the bidder.	Bidder has to furnish an undertaking regarding acceptance of all terms and conditions of the tender and also has to provide full particulars of the bidder	As per format provided in Annexure-“C” .
h	Notarized affidavit regarding Correctness of the documents etc.	Bidder shall submit an Undertaking on affidavit duly attested by Notary mentioning therein that the Firm has not been blacklisted in past by any department of State Govt./UT/PSU in the last five years, all the documents uploaded / submitted in this tender by the bidder are correct and genuine etc mentioning second party as Executive Engineer PWD (R&B) Division Mendhar and also mention certificate no. of e-stamp on notarized annexure.	As per format provided in Annexure “D”
i	c) Contractor/Bidders must upload Disclosure of GST-Linked Bank Account Number in pdf form.		

14. Performance Security and Additional Performance Security in respect of Abnormally Low bids.

i. Performance Security:

The successful bidder/contractor shall deliver to the Employer/concerned authority, a Performance Security in any of the required forms for an amount equivalent to **5%** of value of contract amount Within **07 (Seven)** days after the date of receipt of the Letter of Acceptance

ii. **Additional Performance Security/ unbalanced bid:**

The successful bidder L1 shall have to deposit an additional performance security in the shape of CDR / FDR/ BG before award of contract in case the bid of the successful bidder is found to be unbalanced and the following scale shall apply there to: -

- The successful bidder L1 shall have to deposit an additional performance security in shape of CDR/FDR/BG before award of contract in case the bid of the lowest bidder is found to be unbalanced as per Circular of Worthy Principal Secretary to Government, Finance Department Civil Secretariat Jammu vide No. FD- Codes/441/2021-02-158 Dated 08-08-2025 and Worthy Chief Engineer PW(R&B) Department Pir Panjal's No. CEPP/R&B/2025-26/8110-24 Dated 13-10-2025 and endorsed by Superintending Engineer PWD(R&B) Circle Poonch's No: SEP/R&B/3175-77 Dated: 13/10/2025.**
 - Where the bid price is below 10% but not below 20% of the project cost put to bid, the additional performance guarantee/security percentage shall be Incremented by 0.1% for every percentage of bid price below 10% of the project cost put to bid starting at 11% with the additional bid performance guarantee being 0.1% and this additional performance guarantee percentage shall be applied on the bid price.

1.2 Where the bid price is 20% or more below of the project cost put to bid, the additional performance guarantee percentage shall be Incremented by 0.2% for every percentage of bid price below 20% of the project cost put to bid in addition to 1% of the bid price and this additional performance guarantee percentage shall be applied on the bid price.

1.3 The additional performance guarantee percentage shall be rounded off to the next lower percentage based on whether the decimal point of the percentage of bid price is below 0.5% or next higher percentage based on whether the decimal point of the percentage of bid price is 0.5% or more.

1.4 The additional performance security shall be treated as part of the performance security. Additional performance security shall be taken only after approval of next higher authority

Note: - Scan all the documents on 100 dpi with black and white option.

15. Scope of work:

The scope of work includes:

- a. Providing architectural Plan Including preparation of master plan, conceptual plan and complete architectural working drawings including 3D perspectives. The foundation & Columns should be designed with the provision for construction of one extra floor in future.
- b. Complete structural drawing/ design including design calculations.
- c. Complete electrical drawing i.e. internal and external electrification including L.T and HT Panels, substation complete as per requirement.
- d. Complete sanitary, sewage and plumbing with drainage and water supply drawings including complete PH scheme drawing.
- e. Complete firefighting and Fire alarm drawing.
- f. Ventilation and air condition and other mechanical system drawings/ Design.
- g. Complete landscaping drawing and contour mapping.
- h. External development services including lawn development, road network and parking drawings as per requirement.
- i. Any other drawings/ Data or advised/ information regarding materials to be used during execution of the project
- j. The consultant shall prepare the detailed quantity estimates, BOQ, tender document. The consultant is bound to visit the site as and when required by the undersigned for smooth execution of work.
- k. Paying site visit as and when required during execution of work.
- l. Vetting/ Proof checking of structural drawings/ Architectural drawing and other service drawing from IIT/ NIT/ DIQC/ GCET.
- m. Plate load test to be conducted from NABL Certified Laboratory. Minimum one no test for each building block.
- n. Preparation of Detailed Project Report.
- o. Preparation of Bidding Document.
- p. Any services not specifically mentioned but required for the proper and successful completion of the project shall be proposed & designed by the consultant at no extra cost.
- q. The architect/structural engineer shall visit the site at least once in a fortnight or as per requirement at site, a penalty of 10000 shall be imposed if the architect/structural engineer fails to fulfill this Condition.
- r. The consultant shall supply 5 (five) sets of drawings and 1 (one) soft copy of each to Department. 5(five) sets of drawings will be supplied in A2 size & 5 (five) sets in A3 size. Drawings shall be prepared on CAD.

16. The consultant shall get the structural drawings vetted through IIT/NIT/DIQC/GCET. No extra fee shall be payable for 3rd party vetting. The fee quoted by the contractor shall be inclusive of 3rd party vetting.
17. An amount equivalent to 10% (Ten percent only) of bill amount shall be deducted from each bill. The security deposit shall be refunded on completion of this contract. The consultancy fee shall be for the total "Scope of work" as detailed at S.No. 15 including any other additional activities as felt necessary by **EXECUTIVE ENGINEER, PWD (R&B) DIVISION, MENDHAR** for completing the project in all respects. The Financial Bid shall also include the cost of all visits of the consultant to site of work.
18. The bidders are required to quote fee inclusive of all prevailing taxes and levies for the consultancy services, including G.S.T.
19. The quoted fee of consultancy agreement shall not be increased either due to cost overrun of main project, extension of time or due to any reason whatsoever.
20. Undertaking in shape of affidavit that the structural Consultant/Designer has never been debarred or blacklisted by any Govt/Semi Govt boards and corporations and all certificates enclosed by him are correct.
21. Tender receiving/ opening authority reserve right to reject any / all tenders without assigning any reason.
22. Any topographical error or omission shall be read as per Jammu and Kashmir Schedule of Rates/ JKPWD Engineering Manual 2020.
23. Defect Liability Period Successful completion of work 01 Year after.

24. Mode of Payment: -

Preparation of Detailed Project Report	10% of the rate quoted by the Consultant
Providing the vetted structural drawings (5 Copies) and Preparation of Bidding Document	40% of the rate quoted by the Consultant
After Completion of Substructure	20% of the rate quoted by the Consultant
After Successful Completion of Super Structure	10% of the rate quoted by the Consultant
Visit at Different stages (Foundation, Plinth Level, Super Structure and at completion).	10% of the rate quoted by the Consultant
After Successful Completion of work.	10% of the rate quoted by the Consultant

25.

RELEASES:

i. Performance Security: -

Performance Security shall be released after completion of Defect Liability Period and Additional Performance Security shall be released after completion of work as certified by Assistant. Executive Engineer.

ii. Deposit: -

50% shall be released after completion of work and balance 50% shall be release after completion of Defect Liability Period as certified by Assistant. Executive Engineer.

No: R&B/MDR/DB/644-650

**Sd/
Executive Engineer
PWD(R&B) Division
Mendhar**

Dated: 27-08-2026

Copy to the: -

1. Chief Engineer, PW(R&B) Pir Panjal, for favour of information.
2. District Development Commissioner, Poonch for favour of information.
3. Superintending Engineer, PWD(R&B) Circle, Poonch for favour of information.
4. Joint Director, Information Department, Jammu for publication of tender notice in two leading Daily Newspaper & one copy of the News paper in which the tender notice is published may be sent to this office for reference and record.
- 5-6 Assistant Executive Engineer PWD (R&B) Sub Division Balakote/Mendhar for information.
7. Office file.

Annexure “A”

Work Experience Certificate (completed works)

Project Name	Name of the department	Description of work	Contract No. & date	Value of contract for which consultancy has been provided (Rs. In lacs)	Reference No. & Date of work order	Stipulated period of completion	Actual date of completion	Remarks explaining reasons for delay, if any, for completion of work

Signature of the authorized officer _____

Name of the authorized officer _____

Designation _____

Name of the organization _____

Complete address of the organization _____

Contact No. _____

E-mail address _____

Annexure-‘B’

Undertaking regarding period of bid validity

I/We hereby declare that this bid will remain valid for a period of 120 days from the date of opening of financial bid.

My/Our full particulars are as under:-

Full Name : _____

Address (Office): _____

Address (Residential): _____

Tele Nos. (O) _____ (Mobile No.) _____

E-mail : _____ Fax No.: _____

Signature of the Bidder/ Signature of the authorized representative of the bidder.

Annexure-‘C’

To

**Executive Engineer,
PWD (R&B) Division,
Mendhar**

Reference: e-Tender No. dated

Sir,

I/We have carefully examined the tender document including all terms and conditions of the tender and have fully understood all the terms and conditions of the tender document. I/We hereby undertake to abide by all the terms and conditions of the tender during bid process and/or during execution of the work contract.

Signature of the Bidder/Signature of the Authorized representative of the Bidder

My/Our full particulars are as under:-

Full Name : _____

Address (Office): _____

Address(Residential): _____

Tele Nos. (O) _____ (Mobile No.) _____

E-mail : _____ Fax No.: _____

Signature of the Bidder/ Signature of the authorized representative of the bidder.

Annexure-'D'

Affidavit

(Duly attested by a Notary)

E-NIT Name and No.:

I/We solemnly affirm on oath;

- i) That the bidder has not been convicted by any court of law in last 5 years (ending last day of the month previous to the one in which this tender has been published) and no Criminal Proceeding is pending with any authority as on date.
- ii) That this bid is an independent bid and bidder is not part of any cartel in this bid process. In case any cartelization in this bid process involving the bidder is detected at any stage of the bid process/execution of contract work, the same is liable for cancellation at risk and cost of the bidder and department shall not be liable to pay for any damage/loss suffered by the bidder whatsoever.
- iii) That all information provided in the bid document and all documents attached with this bid are correct and genuine to the best of knowledge and belief of the bidder and no material information has been concealed which would render the bidder ineligible in this bid process.
- iv) That if at any stage of the bid process and/or at any stage of execution of work contract, any information provided in the bid document or any document furnished by the bidder along with the bid document is found to be incorrect/misleading and/or distorted, fake and fabricated, allotment of work contract would be liable for cancellation at any stage of the bid process or at any stage of execution of work contract and department would not be liable to pay for any damage/loss suffered by the bidder whatsoever.
- v) That the bidder has not been black listed by any Government or Semi-Government department in last 5 years (ending last day of the month previous to the one in which this tender has been published).
- vi) "Every participating supplier/contractor to mandatorily disclose the bank account number which is linked with the GSTIN at the time of bid submission. No payments shall be released by the Government Department/Agency to any other bank account except the one linked with the GST registered number of the successful bidder" The Name of bank is _____ Branch _____ Account No. _____
- vii) The undersigned understand and agree that further qualifying information may be requested, and agrees to furnish any such information nether quest of the Department/Project implementing agency. That, at any time if any aberration of any Information/ Forgery of Certificates submitted is observed by Tender Inviting Authority (TIA), then my/our tender shall be rejected / contract shall be rescinded with forfeiture of all security money.
- viii) I am not a PRI Member (BDC/DDC/Sarpanch/Panch).

Stamp duly attached through e-stamping

Certificate No: IN-JK_____.

Certificate Issued Date_____.

Unique DOC Reference_____.

CDR No. _____.

Signature of Bidder_____

Note: Affidavit to be notarized.

Signature Not Verified

Digitally signed by Mohd Javaid
Date: 2026.08.27 16:58:07 IST
Location: Jammu and Kashmir-JK