

Government of Jammu & Kashmir Union Territory
OFFICE OF THE EXECUTIVE ENGINEER PWD (R&B) DIVISION RAMNAGAR

SHORT NOTICE INVITING TENDER

e-NIT No. 60 of 2026-27 Dated-09.09.2026

For and on behalf of the **Lieutenant Governor of Union Territory of J&K** e- tenders are invited **on percentage basis** from the **eligible consultants registration with Council of Architecture (CoA) India** for the below mentioned works:-

S. No	Name of Work	Estimated Cost (In lacs)	Cost of T/Doc. (In Rs.)	Time of completion	Time & Date of Opening of tender (Technical Bid)
1.	2.	3.	4.	5.	6.
1	Providing structural and architectural consultancy for Construction of Block Veterniary Hospital at Ramnagar Including, preparation of site plan/contouring, soil investigation, plumbing details, fire fighting details, electrical detall, structural design, sub soil exploration and detail also includes submission of detailed estimate and BOQ, Soil Investigation and vetting of design from competent authority any IIT/NIT/GCET/DIQC incl. time to time supervision of projects during whole construction period	1.10	600/- (only treasury challan will be accepted)	30 days	15-09-2026 after 1200 Hrs
2	Providing structural and architectural consultancy for Upgradation/Construction of wooden Jetty on existing old damaged wooden jetty at Mansar near Boating Ghat (with RCC M=30 grade Pile Foundation, WPC flooring with SS Railing) . Including, preparation of site plan/contouring, soil investigation, plumbing details, fire fighting details, electrical detall, structural design, sub soil exploration and detail also includes submission of detailed estimate and BOQ, Soil Investigation and vetting of design from competent authority any IIT/NIT/GCET/DIQC incl. time to time supervision of projects during whole construction period	2.00	600/- (only treasury challan will be accepted)	30 days	15-09-2026 after 1200 Hrs

Position of AAA = **Accorded**
Position of funds = **Available**

1.	Date of publishing of Tender Notice	09-09-2026
2.	Period of downloading of bid documents	09-09-2026 from 1800Hrs.
3.	Bid submission Start Date	09-09-2026 from 1800Hrs.
4.	Bid Submission End Date	14-09-2026 upto 1800 Hrs.
5.	Date & time of opening of Technical Bids (Online)	15-09-2026 after 1200 Hrs.
6.	Date & time of opening of Financial Bids (Online)	To be notified after technical bid evaluation is completed.

1. The Bidding documents consisting of qualifying information, eligibility criteria, terms and conditions and other details can be seen/downloaded from the website www.jktenders.gov.in.
2. Bidders shall upload EMD in the shape of CDR/FDR duly pledged to the **Executive Engineer, PWD (R&B) Division, Ramnagar**. The Earnest Money Deposit (2% of the Advertised Cost of the tender) from all the bidders in the shape of CDR/FDR before evaluation of technical bids. The EMD of successful bidder shall be released after successfully completion of the work.
3. **Cost of tender document:** Bid must be accompanied with cost of tender document in shape of **Treasury Challan/receipt issued after date of issuance of e-NIT under MH 0059-Rev mentioning the name of work otherwise will not be accepted** for which the tender fee was deposited in favour of Executive Engineer PWD (R&B) Division Ramnagar. Copy of receipt of cost of tender document should be uploaded on official website www.jktenders.gov.in upto the specified bid submission date and time.
4. **Time schedule:** The work, as per “Scope of work” should be completed in 30 days.
5. **Clarification:** Bidders can seek clarification to the RFP document by writing at email id:- xenpwdramnagar@gmail.com or from the office of Executive Engineer PWD(R&B) Division Ramnagar on any working day.
6. **Instruction to bidders regarding e-tendering process.**
 - 6.1 *Bidders are advised to download bid submission manual from the “Downloads” option as well as from “Bidders Manual Kit” on website to acquaint bid submission process.*
 - 6.2. *To participate in bidding process, bidders have to get ‘Digital Signature Certificate (DSC)’ as per Information Technology Act-2000. Bidders can get digital certificate from any approved vendors.*
 - 6.3. *The bidders have to submit their bids online in electronic format with digital Signature. No financial bid will be accepted in physical form.*
 - 6.4. *Bids will be opened online as per time schedule mentioned in NIT.*
 - 6.5. *Bidders must ensure to upload scanned copy of all necessary documents mentioned in NIT and SBD with technical bid.*

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

7. The department will not be responsible for delay in online submission due to any reasons.
8. **Validity:** The offer shall remain valid for a period of 60 days (sixty) 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 Ramnagar. The date for same shall be intimated separately.
10. List of documents for technical bid to be uploaded on website www.jktenders.gov.in. The following documents and or/affidavit should be duly attested and scanned copies uploaded on website:”
 - I. EMD in the shape of CDR/FDR duly pledged to **Executive Engineer, PWD (R&B) Division, Ramnagar.**
 - II. Copy of receipt of cost of tender document/Treasury Challan under MH-0059 (Revenue) issued after date of issuance of e-NIT mentioning name of work duly favoring to **Executive Engineer, PWD (R&B) Division, Ramnagar.**
 - III. Affidavit with nomenclature of work for correct information duly attested by the notary/ magistrate. Annexure I
 - IV. **The Consultant should be duly registered with Council of Architecture. Registration Certificate, issued / duly renewed from Council of Architecture.**
 - V. PAN card issued by Income Tax Department.
 - VI. Copy of GST No. along with latest GSTR-3B Return of proceeding month i.e **JULY, 2026/quarter (quarter in case of MPQR) i.e APRIL to JUNE 2026-27.**

- VII. As per Chief Engineer, PW (R&B) Department, Jammu's letter No. CEJ/Legal/SE/21361-87 dated 21.01.2023 and Superintending Engineer, PWD (R&B) Circle, Udhampur's endorsement No. 15083-86 dated 23.01.2023 that no auction of the panchayat shall be sanctioned in favour of Panch, Secretary, Officer Servant of the panchayat or other public servant etc. for which a Self-Declaration on Affidavit / letter pad have to be submitted online which should not be older than 06 months from the date the tender was uploaded.
- VIII. **Email Address, working phone number, Gst No. Shall also be uploaded.**
- IX. **Firms who are in Litigation/Arbitration or blacklisted with PWD(R&B) and have not completed their PWD(R&B) allotted works are not eligible for bidding.**

11. Scope of work:-

- i) Preparation of site plan/contouring.
 - ii) Geo-technical investigation/ soil testing.
 - iii) Preparation of detailed structural and architectural designs & drawings of buildings including Elevation drawings, Drainage System/Electric fittings/Mechanical fittings drawings, Furniture Details etc in details as required in DPR, detailed estimates & BOQs, T.S.
 - iv) Vetting of designs & drawings from third party viz NIT/ IIT/ DIQC/GCET.
 - v) Providing Bar Bending Schedule of Steel for RCC work.
12. 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 charges.
13. 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" including any other additional activities as felt necessary by PWD (R&B) for completing the project in all respects.
14. **Financial Bid:** The bidder shall quote the percentage rate for consultancy fee in INR as per Annexure of BOQ.
15. The Financial Bid shall also include the cost of all visits of the consultant to site of work. The bidders are required to quote fee inclusive of all prevailing taxes and levies for the consultancy services including G.S.T. The quoted fee of consultancy agreement shall not be increased either due to cost of overrun of main project, extension of time or due to any reason whatsoever.
16. 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.
17. The date of Treasury Challan/ EMD/Affidavits between should be between bid submission start date and bid submission end date.
18. **Performance Security:**
- 18.1 **Within 07 (seven) days** after the date of receipt of the Letter of Acceptance, the successful bidder/consultant 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** plus additional performance security in the shape of CDR/FDR/BG as per new rules of the finance department for the unbalanced bid in terms of clause 19 of bidding document.
- 18.2 The EMD & performance security shall be released as per PWD Engineering manual 2020.
19. **Unbalanced Bid:-** The successful consultant 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 and following scale shall be apply thereto:-

The additional performance security shall be released only after successful completion of work.

19. SCHEDULE OF SERVICES:

19.1. The Firms/Consultant shall after taking instructions from the client render the following services:- Ascertain and examine site constraints & potential and prepare drawings for client's approval. Prepare report on site evaluation and analysis and impact of existing and I or proposed development on its immediate environs. Prepare conceptual drawings with reference to requirements given and prepare rough Bill of Quantities. Preliminary Design and Drawings. Modify the conceptual drawings incorporating required changes and prepare the preliminary drawings, sketches for client's approval along with preliminary estimate of cost. Drawings for client's I statutory approvals. Prepare drawings necessary for client's statutory approval and ensure compliance with codes, standards and legislations as applicable and assist the client in obtaining the statutory approvals thereof if required.

20. WORKING DRAWINGS & COST ESTIMATES

20.1. Prepare working drawings, specifications and schedule of quantities /BOQ & to prepare cost estimates.

21. PREPARATION OF TENDER DOCUMENTS

21.1 All the above services shall be prepared & submitted strictly as per the project requirement & as per directions of the Engineer-In -charge, which shall be final & binding on the consultant

22. COMPLETION STAGE 22.1. Prepare and submit 06 sets of as built drawings for structure in hard and soft copies

23. FEES FOR THE WORK

23.1 Fees payable for the assigned works shall be inclusive of all services like sanitary, plumbing, electrification, sewerage line, landscaping and development of site etc. Complete job to the satisfaction of the Engineer -in-charge

23.2 For preparation of conceptual drawings scheduled fee shall be paid to the Firms / Consultant

23.3 Mere preparation of conceptual drawing & its approval from project authority shall not confer any right on the Architect for claiming the allotment for entire work.

24. Payment schedule.

Stage 1	Conducting of soil investigation by way of SPT, and plate load test as prescribed in the tender document. And submission of geo technical investigation report complete in all respect. Preparation of preliminary Structural Designs and drawings.	7.5% of the total payable fee.
Stage 2	Preparation of structure design and drawings good enough for vetting from the 3 rd party	25% of the total fee payable less already paid at stage-I
Stage 3	Submission of bill of quantities of RCC and steel reinforcement work good enough for invitation of tender for the construction works.	30% of the total fee payable less already paid at stage-II
Stage 4	Vetting of structural designs and submission of good for construction drawings after incorporation all	50% of the total fee payable less already paid at stage-III

	modification corrections etc	
Stage-5	On casting of each slab.	5%
Stage-6	Inspection / supervision of the construction work during execution for necessary clarification / decisions/ interpretation of the drawings/ specifications.	a) On completion 30% civil work - 80% of the total payable fee less paid in stage IV. b) On completion 60% civil work - 90% of the total payable fee less paid in stage 5(a). c) On completion 100% civil work - 95% of the total payable fee less paid in stage 5(b).
Stage-7	On submission of 3 sets of as built drawings on completion of project.	100% of total fee payable less paid in 5(C)

The pro-rata payment of any stage shall be considered, if required.

The Firm/Consultants shall be required to visit sites & when required, how ever nothing extra shall be paid for site visits.

25. The earnest money shall be forfeited:-

- a) If, Any bidder/tenderer withdraws his bid/ tender during the period of bid validity or makes any modifications in the terms and conditions of the bid.
- b) Failure of successful bidder to furnish the required performance security within the specified limit.
- c) Failure of successful bidder to execute the agreement on an affidavit of Rs. 100/- on same day of allotment of work contract as per Chief Engineer, PW (R&B) Department, Jammu's Circular No. CEJ/G/12660-87 dated 07-10-2021.

26. The involvement of the Ministry/Department in providing proper inputs including user requirements during the preparation of the DPR and before accepting the draft DPR is paramount in ensuring successful implementation. Proper field surveys and investigations of ground conditions are critical in preparation of a reliable DPR. Providing scientifically valid data to bidders will depend on the quality of the investigations done by the DPR consultant. As a corollary, the Ministry/ Department must insist on a qualified team of engineers with experience or carrying out DPR studies. It is also essential that the Ministry/ Department insists that the Consultant offers them technology options at the early stage of preparation of the DPR, so that a cost-efficient choice may be made using principles of Life Cycle Costing. In case the deviations between actual ground situation and the situation recorded in such DPR results in significant cost and time over-runs, the engineer, while doing valuation of variations [refer to Para 6.5.1 (iii)], must bring to Procuring Entity's notice the reach-wise differences and the Ministry/ Department may consider stringent

action against the consultant who has prepared such DPRs, including debarment from future consultancy contracts, after following due procedure.

No:-EE/R&B/RN/ 8074-81

Dated: 09-09-2026

-sd-

Er. Neeraj Vaid
Executive Engineer
PWD (R&B) Division
Ramnagar

Copy to the:-

1. Chief Engineer PW (R&B) Department Chenab ZoneBatote, for favour of information.
2. District Development Commissioner Udhampur for favour of information.
3. Superintending Engineer PWD (R&B) Udhampur-RambanCircle,Udhampur for favour of information.
4. Chief Executive Officer, Surinsar Mansar Dev. Authority Mansar for favour of information.
5. Joint Director Information Department for publication of tender notice in two leading Daily Newspaper & one copy of the Newspaper in which the tender notice is published may be sent to this office for reference and record.
6. T.O/HD/CC for information.
7. Notice Board

Certificate no. _____

AFFIDAVIT ON CORRECTNESS OF INFORMATION FURNISHED WITH THE BID
(on an affidavit worth Rs. 10/-)

Name of Work:- _____

- 1/ I/We, the undersigned, do hereby certify that all the statements made in the required attachments are true and correct.
- 2/ The undersigned also hereby certifies that neither our firm M/s _____ have abandoned any work on National Highways in India /any other work of state Government or central Govt. nor any contract awarded to us for such works have been rescinded, during last five years prior to the date of this bid.
- 3/ That my/our firm has not been black listed or debarred in any state or central Govt. Department Neither my/our firm has any history of litigations.
- 4/ In case the contract for the work is awarded in my/our favour I/we shall invest a minimum cash up to 25% of value of the contract during the implementation of work.
- 5/ I/We authorize the department to seek references from our bankers
Name of bank is _____ Branch _____ Account No. _____
- 6/ The undersigned hereby authorize (s) and request (s) any bank, person, firm or Corporation to furnish pertinent information deemed necessary and requested by the Department to verify this statement or regarding my (our) competence and general reputation.
- 7/ The undersigned understand and agrees that further qualifying information may be requested, and agrees to furnish any such information at the request of the Department/Project implementing agency.
- 8/ The undersigned is submitting the bid after conducting site visit assessing site condition as per NIT, the leads & carriages, the weather condition & by accepting all the condition of tender documents

I/We solemnly affirm that the information given in the bid is correct to the best of my knowledge and belief and nothing of any sort has been concealed.

Note : Affidavit to be notarized.

(Signed by an Authorized Officer of the Firm)

Title of Officer

Name of Firm

Date :

Agreement Form

(on an affidavit worth Rs. 100/-)

This Agreement made on the Day of Between (Name and address of Employer) (herein called “the Employer”) and (Name and address of Contractor (hereinafter called “the Contractor” of the other part).

Whereas the Employer is desirous that the Contractor execute (Name and identification number of the contract) (herein after called “the Works”) and the Employer accepted the bids by the Contractor for the execution and completion of such works and the remedying of any defects therein, at a contract price of Rs...../-

NOW THIS AGREEMENT WITNESSED AS FOLLOWS

1. In this agreement, works and expression of shall have the same meaning as are respectively assigned to them in the conditions of contract therein after referred to, and they shall be deemed to form and be ready and construed as part of this Agreement.
2. In consideration of the payments to be made by the Employer to the Contract as therein after mentioned, the Contractor hereby covenants with the Employer to execute and complete the works and remedy any defects therein conformity in all aspects with the provisions of the contract.
3. The Employer hereby covenants to pay the Contractor in consideration of the execution and completion of the Works and the remedying the defects wherein the Contract price or such other sum as may become payable under the provisions of the contract at the times and in the manner prescribed by the contract.
4. The following documents shall be deemed to form and be ready and construed as part of this Agreement viz:
 - i) Letter of Acceptance.
 - ii) Notice to proceed with the works:
 - iii) Contractor’s Bid;
 - iv) Contract Data:
 - v) Conditions of Contract: Special conditions of Contract:
 - vi) Additional Condition:
 - vii) Drawings:
 - viii) Bill of quantities and
 - ix) Any other document listed in the contract Data as forming part of the contract

In witnessed where of the parties there to have caused this Agreement to be executed the day and year first before written.

Signed by

Signed by

**Executive Engineer
PWD (R&B) Division
Ramnagar**

.....
.....

For and on behalf of the Employer

For and on behalf of the Contractor

In the presence of :

In the presence of:

1.

2.

Witness, Name, Signature, Address, Date

Witness, Name, Signature, Address, Date

No.

Dt

Note:- This Appendix is strictly in compliance to PWD Engineering Manual-2020.

Digitally signed by NEERAJ VAID
Date: 2026.09.09 13:20:26 IST
Location: Jammu and Kashmir-JK