



UNION TERRITORY OF JAMMU & KASHMIR

OFFICE OF THE EXECUTIVE ENGINEER PWD(R&B) PROJECTS DIVISION III,
SRINAGAR.

NOTICE INVITING TENDER

e-NIT No. 18-Consultancy of 09/2026 Dated: -11- 09-2026

For and on behalf of the Hon'ble Lt. Governor of Union Territory of Jammu & Kashmir, e-tenders (In Single Cover System) are invited on Percentage basis for the below mentioned works from approved and eligible Contractors Registered with UT of J&K Govt. CPWD, JKPWD, MES, Railways, and other State/Central Governments as per pre-qualification criteria in this bid document for each of the following works: -

Table 1

S. No.	Name of Work	Adv. Cost (Incl; GST & Carriage) (Rs. In lacs)	Cost of T/Doc. (In Rupees)	Earnest Money (In Rupees)	Time of Completion	Class of Contractor	Major Head of Account
1.	Structural/ Architectural Design, Consultancy and Preparation of DPR/ working estimate/BOQ, survey, Geotechnical or any other investigation required along with 3D model walk through and drawing for presentation (Digital as well as Hard copies). All working Drawings i.e. architectural, structural and services drawings along with digital layout plan, including technical vetting of Estimates/Drawings from IIT/NIT/DIQ for Services for Providing of Structural /Architectural drawings for various works under the territorial jurisdiction of R&B Projects Division-III, Srinagar	-	1000/-	50000/-	FY- 2026- 27	Architectural / Structural Consultancy	Contingencies/ Over Head charges of the works under various Heads

Position of AAA : *Authorized.*

Position of TS : *Accorded.*

Position of Funds : *Assured .*

Project Authority : *Project Concerned Department, Kashmir*

• **SCHEDULE OF TENDER: -**

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



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Table 2

1	Date of Issue of Tender Notice	11.09.2026
2	Period of downloading of bidding documents	12.09.2026 From 10.00 A.M
3	Bid submission Start Date	12.09.2026 From 10.00 A.M
4	Bid Submission End Date	21.09.2026 up to 4:00 PM
5	Date and Time of Opening of Bids (Online)	22.09.2026 up to 12:30 PM in the office of the Executive Engineer PW (R&B) Project Division-III, Polo View, Srinagar.

• **DOCUMENTS COMPRISING THE BID: -**

- Notice Inviting Tender (NIT)
- Bill of Quantities (BOQ)

• **INTEGRITY OF THE BID PROCESS: -**

- Information leading to clarification, examination, evaluation, Comparison of bids and recommendations for award of contract extra during the bid process is confidential.
- All bidders are advised not to make any attempt to influence any officer or official of the department or any person related to them, and any such attempt made will result in disqualification of the bidder at any stage of the bid process including appropriate action under existing provision of law.
- Misconduct / Misbehavior observed during the tender opening process with any officer/official shall be dealt under rules and in terms of the enlistment of registration of contractor in the Department and shall be subject to cancellation of registration card issued by this department or any other department.

• **BID WITHDRAWAL/SUBSTITUTION/MODIFICATION/VALIDITY: -**

- The electronic bidding system would not allow any late submission of bids after the due date and time as per server time.
- Bidders may modify their bids by uploading their request for modification before the deadline for submission of bids.
- For this, the bidder need not make any additional payment towards the cost of the tender document.
- For bid modification and consequential re-submission, the bidder is not required to withdraw his bid submitted earlier.
- The last modified bid submitted by the bidder within the bid submission time shall be considered as the bid.
- For this purpose, modification/withdrawal by other means will not be accepted.
- In the online system of bid submission, the modification and consequential- submission of bids is allowed any number of times.
- The bidders may withdraw their bid by uploading their request before the deadline for submission of bids; however, if the bid is withdrawn, re-submission of the bid is not allowed.
- No bid shall be modified or withdrawn after the deadline of submission of bids.
- The date and time of opening of Bids shall be notified on Web Site www.jktenders.gov.in and conveyed to the bidders automatically through an e-mail message on their e-mail address.
- The bids of Responsive bidders shall be opened online on same Web Site at the office of the **Executive Engineer, PW(R&B) Projects Division III Polo View Srinagar.**
- The bids for the work shall remain valid for a period of **120 days** from the date of opening of technical bids.

• **SPECIAL CONDITIONS: -**

- "Every participating supplier/contractor to mandatorily disclose the bank account number which is linked with their 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." As per JK Finance Department



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Circular No. 01 (Adm) FD of 2025, Dated: - 08-07-2025.

• **UNBALANCED BID: -**

The additional performance Security shall be deposited by the successful "L1" bidder as per JK Finance Department Circular No. FD-Code/441/2021-02-158, Dated: - 08-08-2025

- The successful bidder L1 shall have to deposit an additional performance security in addition to Normal performance security in the shape of CDR/FDR/DD/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: -
 1. 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.
 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.
 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.
- The additional CDR/FDR/DD/BG in respect of works shall be released after one month of successful completion of work vide circular No. CE/RBCK/DS/97899, Dated: - 24-04-2025 issued by Chief Engineer in case of the successful bidder.

• **CONSIDERATION OF ABNORMALLY LOW BIDS**

- An Abnormally Low Bid is one where the Bid price, along with other components of the Bid, appears excessively low, raising significant concerns about the Bidder's ability to execute the contract at the proposed price.
- In such instances, the Division reserves the right to request written clarifications from the Bidder.
- These clarifications may encompass a comprehensive/detailed analysis of the Bid price concerning the project's scope, timeline, resource allocation, risk distribution, and other specifications outlined in the bidding documents.
- Upon conducting a thorough evaluation of the price analyses, if the Division concludes that the Bidder has failed to sufficiently demonstrate its capacity to fulfill the contract at the specified price, the Division retains the discretion to reject the Bid.

• **BIDDER/TENDERER DEBARMENT CASES: -**

- The bidder shall be debarred for tendering process for a period of 3 years, from the date of notification, if: -
 - Any bidder/ tenderer withdraw his bid/ tender during the period of bid validity or makes any modifications in the terms and conditions of the bid.
 - Failure of Successful bidder to furnish the required performance security @ 5% of the Advertised cost within the specified time limit.
 - Failure of Successful bidder to furnish the required **additional performance security @ (as per para no. 6) in addition to normal performance security @ 5% of the Project Cost for each project for unbalanced bid** in the form of **CDR/FDR/DD/BG**, wherever applicable.
 - Failure of successful bidder to execute the **agreement within 28 days** after fixation of contract.



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• **TENDER FEE (Cost of Tender documents): -**

- Bids must be.
 - accompanied by a Treasury Challan
 - Dated between the bid start date and the Bid Submission End date.
 - Deposited in M.H. 0059
 - Mentioning therein the Name of work, e-NIT No. & Dated.
 - In the name of Executive Engineer PW (R&B) Projects Division III (Tender Inviting Authority)
 - As the cost of the tender document mentioned in Table 1 in this NIT.

• **EARNEST MONEY DEPOSIT (EMD): -**

- At the time of bidding, all bidders must upload earnest money/bid security equal to **mentioned in Table 1** in the form of **CDR/FDR/DD/BG** pledged to the tender receiving authority, i.e., Executive Engineer PW(R&B) Projects Division III Srinagar.
- The earnest money/bid security of **mentioned in Table 1** will be released to the successful bidder only after the submission of
 - Normal Performance Security of **5% of the Project Cost**, which will be released after successful completion of the **DLP/Maintenance Period** and
 - Submission of Treasury Challan.
- Earnest money of the bidder(s) will be **forfeited** in following cases:
 - When the bidder withdraws his bid during the period of bid validity on account of any reason.
 - The successful bidder (L1) will be required to submit all original documents of the bid in the office of Executive Engineer, PW (R&B) Projects Division III, 9-A Polo View Srinagar within 3 days of opening of the financial bids.
 - Failure of which the CDR/FDR/DD/BG of the L1 bidder shall be forfeited and he will be also debarred from participating in future tendering in this Division for the next 2 two years.
 - On failure of the successful bidder in furnishing additional performance security @ (as per para 6) in addition to normal performance security @ **5% of the each project Cost** for **unbalanced bid** in the form of **CDR/FDR/DD/BG**, wherever applicable, immediate on the demand of department for allotment/Letter of Intent (LOI) of contract.

• **PERFORMANCE SECURITY: -**

• **Normal Performance Security**

- Within 07 (seven) days after the date of receipt of the Letter of Acceptance, the successful bidder/contractor shall deliver to the Employer/concerned authority, a Normal Performance Security in any of the required form of **CDR/FDR/DD/BG** for an amount equivalent to 5% of value of contract (**Project Cost**) as per Govt. of India, Ministry of Finance, Department of Expenditure Procurement Policy Division's office Memorandum dated 30th December 2021.
- The performance security shall be released after expiry of Defect Liability Period (DLP).
- If the Performance Security is provided by the successful bidder in the form of a bank guarantee, it shall be issued by either (a) at the Bidder's option, by a Nationalized / Scheduled Indian Bank or (b) by a foreign bank located in India and acceptable to the Employer.

• **Additional Performance security**

- Additional performance security is applicable only for the unbalanced bids specified in PARA 6.



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- Within 07 (seven) days after the date of receipt of the Letter of Acceptance, the successful bidder/contractor shall deliver to the Employer/concerned authority, additional performance security in addition to the Normal Performance Security in any of the required form of **CDR/FDR/DD/BG** for an amount equivalent to percentage specified in the para 6 of the e-NIT of value of contract (**Allotted Cost**).
- The additional performance security shall be released after successful completion of the work certified by the Engineer In charge.

• **Instruction to bidders regarding e-tendering process: -**

- Bidders are advised to download bid submission manual from the “Downloads” option as well as from “Bidders Manual Kit” on website www.jktenders.gov.in to acquaint bid submission process.
- To participate in the bidding process, bidders must get ‘**Digital Signature Certificate (DSC)**’ as per Information Technology Act-2000.
- Bidders can get digital certificates from any approved vendors.
- The bidders must submit their bids online in electronic format with digital Signature.
- No financial bid will be accepted in physical form.
- Bids will be opened online as per the time schedule mentioned in TABLE 2.
- Bidders must ensure to upload scanned copies of all necessary documents with the bid.
- Besides, original documents related to bid are submitted physically by the bidder who is declared as L1 immediately after opening of financial bid.
- Bidders must ensure to upload scanned copies of necessary documents in terms of soft copies with the technical bid & no documents in terms of hard copies shall be entertained. However, in case of any clarification, the bidders shall have to produce original documents in support of soft copies if the need arises.
- Note: - Scan all the documents on 100 dpi with black and white option.
- The department will not be responsible for delays in online submission due to any reasons.
- **Scanned copy of cost of tender document in shape of e-challan through Treasury indicating Treasury Voucher No. & date, name of work duly crediting to MH-0059 (Revenue) favoring Executive Engineer PW (R&B) Projects Division III, Srinagar uploading a copy of treasury challan and EMD/Bid Security in the shape of CDR/FDR.**
- (The date of Treasury Challan/ Bid Security/Affidavits between date of start of bid submission and bid submission end date) duly pledged to **Executive Engineer PWD (R&B) Projects Division III, Srinagar.**
- Bidders are advised not to make any change in BOQ (Bill of Quantities) contents.
- In no case they should attempt to create similar BOQ manually.
- The BOQ downloaded should be used for filling the rates inclusive of all taxes and it should be saved with the same name as it contains.
- Bidders should be fully cognizant that if the documents uploaded/submitted based on which the contract was awarded are later discovered to be fake/not genuine, the contract will be cancelled and the Contractor/bidder will be blacklisted from participating in this Division/ Department for a period of three years, in addition to the performance security deposited for the said work being forfeited.
- Bidders are advised to use “My Documents” area in their user on R&B e-Tendering portal to store such documents as are required.



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- The bidder, at his own cost and responsibility, may visit the site to acquaint himself or herself with various aspects of the site and work before submission of bid.
- The bidders at his own responsibility and risk should visit and examine the site of work and its surroundings before submission of bid.
- The tender/bid is liable to rejection if it does not fulfill the requirements as laid down in NIT.
- **PRICE ESCALATION & TAXES: -**

 - The unit rates and prices shall be quoted by the bidder entirely in Indian Rupees and the rates quoted shall be deemed to include price escalation and all taxes up to completion of the work unless otherwise, specified deductions on account of taxes shall be made from the bills of the contractor on gross amount of the bill as per the rates prevailing at the time of recovery.
- **Defect Liability Period (DLP):**
 - The DLP shall be calculated from the date of certified completion of work and shall be **12 Months**.
 - Defects, if any, noticed in the work during the defective liability period shall be corrected by the contractor in a time frame specified by the department.
 - In case the contractor fails to rectify the defects to the satisfaction of the department within the time frame specified by the department.
 - The department shall assess the cost of rectification of such defects and contractor will be liable to pay this amount to the department.
 - The same can also be recovered from the Normal Performance security or additional performance security furnished by the contractor.
 - Any damage caused to private/public property during execution of works shall be the liability of the contractor and no claim on account of any such restoration to be carried by the contractor shall be entertained by the Department.
- **CORRECTION OF DEFECTS NOTICED DURING THE DEFECTS LIABILITY PERIOD.**
 - The Engineer shall give notice to the Contractor of any Defects/Errors before the end of the Defects Liability Period, which begins from the Completion Date and ends as specified in the Defect Liability clause.
 - The Defects Liability Period shall be extended for as long as the Defects/Errors remain to be corrected.
 - Every time notice of Defect/Defects is given; the Contractor shall correct the notified Defect/Defects within the duration of time specified by the Engineer's notice.
 - The Concerned Assistant Engineer/Junior Engineer/Work supervisor of respective PIUs shall constantly visit the work to check the deterioration of the work under DLP and informed the concerned Executive Engineer about the condition of the work with photographs of the damages/errors in case of the deteriorated work.
 - The Engineer may issue notice to the Contractor to carry out maintenance of defects, if any, noticed in his inspection, or brought to his notice.
 - The Contractor shall remove the defects/errors within the period specified in the notice and submit to the Engineer a compliance report.
- **UN-CORRECTED DEFECTS/ERRORS: -**
 - The defects/Errors noticed in the work during the execution or maintenance period shall be corrected by the Contractor within the length of time specified by the Engineer.
 - If the contractor does not correct the defects/Errors pertaining to the maintenance/consultancy period to the satisfaction of the Engineer within the time specified, the same shall be rectified at his risk and cost.
- **FORCE MAJEURE: -**

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- In circumstances beyond the control of the contractor, time extension for completion of the work contract may be given by department at the sole discretion of the department; keeping in view time lapsed due to circumstances beyond the control of the contractor.
- **PANALTY FOR DELAY IN EXECUTION OF WORK: -**
 - **DELAY IN START OF WORK**
 - The date of start of work shall be reckoned with in 03 (Three) Days from the date of issuance of Letter of Acceptance/ contract allotment subject to temperature & climate.
 - If the contractor fails to start the work within the time mentioned in the award of contract, the contract will automatically be cancelled after forfeiting the performance securities of the contract.
 - **DELAY IN COMPLETION OF WORK**
 - In case of delay in completion of the work beyond stipulated period of competition, the penalty at the rate of 1% per month on pro rata basis of the value of the remaining work (unexecuted work at the time of scheduled completion) shall be imposed on the contractors.
- **ADVANCE PAYMENTS**
 - No mobilization advance/equipment advance shall be paid.
- **RETENTION MONEY: -**
 - 10% may be deducted from each running bill of the successful contractor; same will be released after completion of DLP.
- **SCHEDULE OF PAYMENT: -**
 - The payment schedule shall be fixed after award of contract in favor of successful bidder, based on availability of funds and value of work executed, shall be determined by the Engineer.
- **AMENDMENT OF BIDDING DOCUMENT: -**
 - Before the deadline for submission of bids the employer may modify the bidding documents by issuing Addendum.
- **ARBITRATION: -**
 - The arbitration shall be conducted in accordance with the arbitration procedure stated in the J&K conciliation and Arbitration Act No: -xxxv of 1997 issued vide SRO No: -403 vide Notification of J&K Govt., "Law Department" 11th December-1997 (Any dispute arising out of or in connection with this contract, including any question regarding its existence, validity or termination, shall be referred to and finally resolved by arbitration in accordance with the Jammu and Kashmir International Arbitration Centre (Arbitration Proceedings) Rules for the time being in force, (JKIAC Rules") which rules are deemed to be incorporated by reference in this clause.
 - The seat of the arbitration shall be Srinagar.
 - The tribunal shall consist of one arbitrator(s).
 - The language of the arbitration shall be English.
- **SAFETY: -**
 - The contractor shall be responsible for the safety of all activities at the site of work.
- **DISCOVERIES: -**
 - Anything of historical or other interest or of significant value unexpectedly discovered on the site shall be the property of the Govt.
- **TESTS: -**
 - The contractor shall be solely responsible for carrying out the mandatory tests required for quality control at his own cost.
- **PAYMENTS: -**



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- No payment shall be released to the contractor: -
 - **Without contract agreement duly signed by both parties**
 - **Without geo-tagged photographs before, during and after the execution of the work**
- **TERMINATION OR CANCELLATION OF CONTRACT: -**
 - The employer may terminate the contract if the contractor causes a fundamental breach of the contract.
 - Continuous stoppage of Work for a period of 30 days without authorization of Engineer In-Charge.
 - The contractor is declared bankrupt.
 - Any evidence of involvement of contractor in corrupt practices.
 - If the contractor indulges in willful disregard of the quality control measures put in place by the department.
 - Contractor delays the completion of work beyond stipulated time of completion.
 - Pursuant to the process of termination of defaulted contract, the employer reserves the right to invite fresh tender for the balance work at the risk and cost of defaulting contractor.
 - If in case contractor failed to start /complete the work, within the stipulated time, his Performance Security shall be forfeited after termination of the contract.
 - Besides, defaulting contractor shall be debarred from taking works in R&B Department at least for one year.
 - The tender shall be treated cancel at any time by this department due to any technical liability or any other Circumstances.
- **GENERAL CONDITIONS OF CONTRACT**
 - During the execution of the work specified in the advertised/allotted Bill of Quantities (BOQ), any items or quantities that are deemed unnecessary may be deleted or reduced.
 - No claims will be entertained in relation to such deletions or reductions.
 - Nothing extra shall be paid on account of loading/unloading/carriage of material at the site of work.
 - If any lenience or non-seriousness is observed in fulfillment of contractual obligations, during execution of work action warranted under rules shall be initiated against the bidder.
 - The tender receiving authority reserves the right to accept or reject any tender or all the bids before or after opening of bids or at any stage of the bid process without assigning any reason thereof.
 - The contractor is personally responsible to watch any corrigendum/ amendments made in the NIT/ BOQ till last date of submission of tenders.
 - Failure of the successful bidder to comply with any of the clause(s) of this e-NIT shall constitute sufficient grounds for cancellation of the award.
 - The department will not be responsible for any damage/destruction caused to the work or any material for the work during its execution (by flood, fire, earthquake/theft or any other reason what so ever and other natural climates) contractor has to arrange watch & ward of the material and shall be responsible for the safety/ custody of departmental supplies from the time of issuance to its consumption at site.
 - The contractors shall furnish the list of employees/labourers with Aadhaar cards for issuance of entry passes at various security sensitive places at Srinagar for (L1 Bidder only).
 - In case of any typographical error, if found in the rates, quantities or units etc. the same shall be corrected and paid as per sanctioned schedule of rates 2022 in vogue and as per the proposed estimates with contractor's Tender appreciations/depreciation.
- **Bids from Joint Venture are not allowed.**

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- Following codes shall be applicable on this NIT: -
 - GFR 2017 -GENERAL FINANCIAL RULES 2017 Ministry of Finance Department of Expenditure
 - J&K PWD ENGINEERING MANUAL 2020
 - J&K ACCOUNTS CODE
 - GOVERNMENT ACCOUNTING RULES, 1990
 - GENERAL INSTRUCTIONS ON PROCUREMENT AND PROJECT MANAGEMENT
 - Manual for Procurement of Works (Updated June 2022)
 - S.O 15 Notifications, Jammu, the 9th of January 2020.

• MAJOR LABOUR LAWS applicable to establishment engaged in building and other construction Work: -

- Workmen compensation act 1923.
- Payment of Gratuity Act 1972.
- Employees P.F. and Miscellaneous Provision Act 1952.
- Maternity Benefits Act 1951.
- Contract Labor (Regulation & Abolition) Act 1970.
- Minimum Wages Act 1948.
- Payment of Wages Act 1936.
- Equal remuneration Act 1979.
- Payment of bonus Act 1965.
- Industrial disputes Act 1947.
- Industrial employment standing orders Act 1946.
- Trade Union Act 1926.
- Child Labor (Prohibition & Regulation) Act 1986.
- Inter State Migrant workmen's (Regulation of employment & Conditions of service) Act 1979.
- The building and Other Construction workers (Regulation of employment and Condition of service) Act 1996 and the Census Act of 1996.
- Factories Act 1948.
- Compliance with Labor Regulation Laws of J&K State.

• SPECIFICATION/QUALITY CONTROL: -

- All items of work shall conform to specifications as per IRC/MORTH/NBO/CPWD/SSR/ Any other prescribed specifications.

• INSURANCE: -

Insurance cover to Labour / Machinery / Work / Plant material / Equipment by the contractor shall be mandatory.

• LAWS GOVERNING THE CONTRACT: -

The contract shall be governed by Laws of the land.

• COURT'S JURISDICTION: -

In case of any disputes/differences between contractor and Department the jurisdiction shall be J&K State.

• TIME EXTENSION: -

- The work is to be completed within the time limit specified in the NIT and the time of completion will also increase/decrease in proportion with additional/deleted quantum of work depending upon the actual quantum of work.



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- Request for an extension of time shall be made by the contractor in writing not later than 04 days before the event causing delay.
- The contractor shall also indicate in such a request the period for which extension is desired.
- Abnormal/bad weather or Serious loss or damage by fire or Civil commotion, strike or lockout (other than among the labor engaged by the contractor) affecting any or the trades employed on the work, or Non availability of departmental stores.
- Any other cause which in the absolute discretion of the accepting authority is beyond the contractor's desire.
- **CONFIDENTIALITY OF PROCESS: -**
 - Information relating to the examination, clarification, evaluation and comparison of bids, and recommendations for the award of a contract, shall not be disclosed to bidders or any other person not officially concerned with such a process until the award to the successful bidder has been announced.
 - From the time of bid opening to the time of contract award, no bidder shall contact the procuring entity on any matter related to the bid, except on request and prior written permission.
 - Any effort by the bidder to influence the procuring entity in bid evaluation, bid comparison or contract award decisions will vitiate the process and will result in the rejection of the bidder's bid.
- **INSTRUCTIONS TO BIDDER (ITB)**
 - All bidders shall upload the following information and documents along with qualification criteria/ qualification information with their bids.
 - Copies of original documents defining constitution/ legal status/ place of registration and principal place of Business.
 - Those cards which stand renewed/generated through www.jkpwdoms.gov.in are eligible for bidding only.
 - Valid GSTIN Registration No. & Pan No. along with the latest GST Return Form GST-3/GSTR-3B i.e., latest clearance certificate.
 - The confirmation status of GST-3/GSTR-3B will be verified online
 - If it is determined to be invalid, the defaulting contractor shall be barred from participating in the future tendering process.
 - Only digitally issued and renewed contractor registration cards through www.jkpwdoms.gov.in shall be accepted for contractors registered with PW(R&B) department.
 - Valid Civil Registration Card having its registration on www.jkpwdoms.gov.in with same credentials as in their Registration Card shall be eligible for bidding.
 - Employer's reserves the right to accept or reject any bid and to cancel the bidding process and reject all bids at any time prior to award of contract, without thereby any liability to the affected bidder or bidders or any obligations to inform the affected bidder or bidders of grounds for the employer's action.
 - Earnest money/Bid Security & tender document Fee indicating name of the work/NIT No. therein.
 - No documents which have /have not been uploaded shall be entertained in the form of hard copy. However, in case of any clarification the bidders shall have to produce original documents.
 - Class of Contract is strictly as per Column number 7 in table 1.
 - No other CARD and Certificate is accepted.
 - All documents relating to the bid shall be in the English language.

- All other terms and conditions are as per PWD Form 25/Double agreement Form) and this detailed NIT



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• Eligibility

- The bidder must have extensive **experience** of at least **10 years** in preparation of DPR, Masterplan/site plan, architectural details and drawings, structural design and drawings, services details and drawings, scale of amenities, cost estimates and all other related services for different categories of buildings under Government/Public Sector Undertaking/other Reputed organizations. The consultant must have completed at least one of the following projects.

i. At least one projects of similar nature costing not less than Rs.20.00 Crores

OR

ii. At least two projects of similar nature costing not less than Rs 10.00 Crores (Each).

OR

iii. At least Three similar completed works; each costing not less than Rs 7.00 Crores

- The bidder must be an established Architect registered with the Council of Architecture having extensive experience in the similar field of work.
 - In case the applicant is Firm / Company, the proprietor or the affiliated architect or architect on permanent pay roll must be registered with the Council of Architecture
- The bidder must have a valid **PAN** and **GST** registration with Income Tax return certificates of last three financial years and GST return Form for last quarter or latest month whichever is applicable.
- To support and strengthen their credentials in respect of previous experience, Bidder shall submit performance certificates /completion certificates testifying successful completion and commissioning of the projects undertaken by the during last **05 years**.
 - The completion certificates should be issued by an officer of the rank of **Executive Engineer** or above
- The Bidder must have a structural consultant (M-Tech Structural Engineering) on permanent pay roll basis or associated /affiliated with at least five years of professional experience in structural consultancy.

• REQUIRED DOCUMENTS

- All bidders shall include the following information and documents with their bids:-
 - Copies of original documents defining constitution / legal status, place of registration and principal place of Business.
 - Scanned copy of **GSTIN Registration and return clearance certificate** (Form GST-3B) for the month of **July-2026 or latest** or Last Quarter (i.e. **April-June 2026-27**).
 - Scanned copy of Enlistment / Regd. Certificate (**Indian Council of Architecture / Indian Institute of Engineering and Architecture**) with Latest Renewal Certificate. **(Only digitally issued and renewed contractor registration cards through jkpwdoms.jk.gov.in shall be accepted for contractors registered with PW(R&B) department. However, contractor's registered with other departments must also have online registration and renewal on jkpwdoms.gov.in in light of circular No. G DAT/PS/DR/7172456/196 dtd.24-05-2023 issued by J&K Finance department)**
 - Scanned copy of Pan Card.
 - Organizational Details Like Email and Contact No.
 - Tender Document Fee in shape of Treasury Challan by debit to **M.H.0059** in favour of **Executive Engineer PW(R&B) Projects Division-III, Srinagar** (Tender inviting authority)
 - EMD in shape of BG/CDR/FDR pledged to **Executive Engineer PW(R&B) Projects Division-III, Srinagar**
 - Annexure C
 - Completion Certificates as per Clause 1.4.
 - Details and CVs of Key Personnel with Experience and relevant Degree Certificates.



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- Copies of the Audited Balance sheet or certificate from the Chartered Accountant depicting TURNOVER for last 5 financial Years.
- Income Tax Return Certificates for last 5 financial Years.
- Valid Registration Card with its Registration on JKPWDOMS valid for 2026-27.
 - A bidder who is not registered on the JKPWDOMS portal at the time of bidding but is declared as the successful lowest bidder (L1) and considered for award of work shall complete registration/verification on the JKPWDOMS portal before processing or release of any payment under the contract.
- Every participating supplier/contractor to mandatorily disclose the bank account number which is linked with their 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.
 - As per JK Finance Department Circular No. 01 (Adm) FD of 2025, Dated: - 08-07-2025
 - A certificate should be obtained by the Contractor from their respective Banks clearly certifying that this account no. of the contractor is linked to his GSTIN No. clearly specifying the GSTIN No. with the account No. and should be mandatorily uploaded at the time of submission of bid to avoid rejection of his bid
 - A format of the Annexure is given below.

NOTE: -

- The GST-3/GSTR-3B confirmation status will be checked online if GST-3/GSTR-3B is found invalid.
 - The card might be barred for further Tendering Process in this Division)
 - The Documents which is not clearly visible will be treated as cancelled.

• SCOPE OF WORK

- The firms shall be required to provide services in respect of the following fields.
 - Taking clients instructions and preparation of Schematic Plan for the Project.
 - Detailed Topographical Survey.
 - Shall have to conduct topographic survey to determine and understand the detailed land profiles and features.
 - Conduct an engineering survey of the site to prepare a topographic map of the site using survey tools such as total station and other necessary equipment.
 - The map should be prepared in convenient scale with the following features
 - a. Should show contours in map of the area.
 - b. Indicate spot levels and contour labels.
 - c. Indicate all the existing features of the site as per accurate scale.
 - d. Should incorporate at least 4 Nos. of land profile and cross section of the site.
 - The final submission of the map should be made in the soft copy (i.e Software Editable Drawings) with 4 sets of hard copies.
 - Site evaluation, analysis and impact of existing and /or proposed development on its immediate environs



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- The Consultant shall conduct a study on assessment of possible risks / hazards of the proposed site.
- Land use condition and water shed management.
- Soil Investigation (if required, as per directions of Engineer-In-Charge):
 - Bore hole advancement to 15 meters at least 3 locations.
 - Collection of disturbed samples at a regular interval.
 - Collection of at least two disturbed samples in each bore holes
 - Laboratory test and analysis of data to determine the engineering properties of soil start.
 - Technical report of the investigation work.
 - Predict liquefaction of soil strata and recommend necessary preventive measures against liquefaction.
 - The above - m e n t i o n e d depth sand number are indicative.
 - The Consultant shall decide the required depth after soil investigation according to the field condition and design parameters.
- Prepare Detailed Architectural / Engineering Design
 - Architectural and all Engineering Design including Civil (Structural, along with design calculations), Electrical, Mechanical & Service Designs in both Software editable format as well as hardcopies.
 - Prepare a master plan of the Facility showing all the services and the layout of the proposed structures including landscaping.
 - Prepare detailed architectural and engineering design and working drawings for the construction of all the buildings and supporting infra structures.
 - a. The detailed drawings must include architectural, structural, electrical water supply and sanitary and HVAC including the landscape design in compliance with the prevailing Indian National Building code, CPWD and Construction Guidelines.
- Inspection, supervision and evaluation of works
 - The consultant shall prepare the detailed quantity estimates, analysis of rates, cost estimates ,bill of quantities, technical specifications and procurement documents for the works.
 - a. The consultant is bound to visit the site as and when required by the undersigned for smooth execution of the project.
- The Structural Drawings /Architectural Drawings and other Service Drawings need to be vetted / proof Checked by IIT/DIQC/NIT Srinagar as per the discretion of Engineer-IN-Charge.
- Any other individual /specific requirements of the project.
- SCHEDULE OF SERVICE
 - The Architect shall after taking instructions from the client render the following services:-
 - As certain client's requirements ,examine site constraints &potential and prepare a design brief for client's approval.



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- Prepare report on site evaluation, state of existing buildings in case of brown field projects, if any and analysis and impact of existing and /or proposed development on its immediate environs.
- Prepare conceptual design with reference to requirements given and prepare Bill of Quantities.
- **Preliminary Design and Drawings**
 - Modify the conceptual designs in corpora ting required changes and prepare the preliminary drawings, sketches for client's approval along-with preliminary estimate of cost on area basis.
- **Drawings for client's/statutory approvals**
 - Prepare comprehensive 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.
- **Working Drawings/BOQ/DPR Preparation**
 - Prepare working drawings duly vetted, specifications and schedule of quantities / BOQ & to prepare DPR / cost estimates.
- **Construction Stage**
 - Design, prepare and issue working drawings duly vetted and details for proper execution of works during construction. The structural design shall have to be submitted in hard & soft copies.
- Inspect, supervise and evaluate the construction works during execution and wherever necessary clarify any decision, offer interpretation of the drawings /specifications.
- **Completion Stage:**
 - Prepare and submit 06 sets of as built drawings including services and structure in hard and soft copies.
- **Fees for work**
 - Fees payable for the assigned work shall be as follows:

Percentage quoted by the Bidder of Total Estimated cost of work (excluding, service tax, Contingencies ,Cess & land development & furniture / equipment etc.) is restricted to a maximum of 2.5%.

 - a. **Any Bid where the quoted rate is in excess of 2.0% shall be rejected.**
 - b. For preparation of conceptual designs and drawings and PPR only ,a fee @ 10% of total fees payable for the work as described above shall be paid to the Consultant **(subject to Accord of Administrative approval from the client).**
 - c. Also ,Mere preparation of conceptual design & its approval from project authority shall not confer any right on the Consultant for claiming the allotment for entire consultancy work.
 - d. Type design repetition shall be paid @0.5% of the total consultancy Fee.

• **Schedule of Payments under Contract Admissible upon Allotment:-**

Stage1	On submitting, preliminary scheme/preliminary drawings, PPR and completion of soil Investigation.	10% of total fees payable
Stage2	a. On incorporating client's suggestions (if any) and submitting drawings for approval from client/ statutory authorities, if required.	a. 5% of total fees
	b. Upon client's/statutory approval necessary for commencement of construction wherever applicable.	b. 5% of total fees
Stage3	Upon submission of working drawings duly vetted, specifications and schedule of quantities(BOQ).	5% of total fees



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Stage4	a. On submitting designs /drawings duly vetted for commencement of work. b. On submitting detailed estimate of work.	a. 7.5% of total fees. b. 7.5% of total fees.
Stage5	a. On completion of 30% of allotted cost.	a. 10% of total fees.
	b. On completion of 50% of allotted cost.	b. 10% of total fees.
	c. On completion of 65% of allotted cost.	c. 10% of total fees.
	d. On completion of 80% of allotted cost.	d. 10% of total fees.
	e. On virtual completion of work.	e. 10% of total fees.
Stage6	On submitting completion report and submission of as built drawings in six sets in hard and soft copies.	10% of total fees.

• **ANNEXURE “I”**• **TERMS OF REFERENCE:-**

- The Bidder (Firm/Consultant/Agency/Company) under these terms of reference (TOR) will be required to prepare the following documents and services in phases in the process of the **Construction of the above-named work/Works.**
- **Detailed Topographic Surveys**
 - Shall have to conduct topographic survey to determine and understand the detailed land profiles and features.
 - Conduct an engineering survey of the site to prepare a topographic map of the site using survey tools such as total station and other necessary equipment.
 - The map should be prepared in convenient scale with the following features: -
 - a. Should show contours in map of the area.
 - b. Indicate spot levels and contour labels.
 - c. Indicate all the existing features of the site as per accurate scale.
 - d. Should incorporate at least 4 Nos. of land profile and cross-section of the site.
 - e. Upstream/Downstream Cross Sections along with longitudinal sections in case of Bridges.
 - f. The final submission of the map should be made in the softcopy with 3 sets of hard copies.
- **Detailed Geotechnical Investigations**
 - *Scope of geotechnical investigations shall be as follows:-*
 - a. Borehole advancement upto 15 meters.
 - b. Collection of disturbed samples at a regular interval
 - c. Collection of at least two undisturbed samples in each bore holes
 - d. Laboratory test and analysis of data to determine the engineering properties of soil strata.
 - e. Technical report of the investigation work.
 - f. Predict liquefaction of soil strata and recommend necessary preventive measures against liquefaction;
 - g. The above-mentioned depths and number are indicative.
 - i. The Consultant shall decide the required depth after soil investigation according to the field condition and design parameters
- **Scope of Multi-Hazards Risk Assessment shall be as follows:**
 - The Consultant shall conduct a study on assessment of possible risks/hazards of the proposed site.
 - Land use condition and watershed management.
- **Prepare Detailed Architectural / Engineering Design**
 - **Architectural and all Engineering Design including Structural, Electrical, Sanitary, and HVAC.**



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- Prepare a master plan of the building showing all the services and the layout of the proposed structure including landscaping.
- Prepare detailed architectural and engineering design and working drawings for the construction of all the buildings and supporting infrastructures.
 - a. The detailed drawings must include architectural, structural, electrical, water supply and sanitary and HVAC including the landscape design in compliance with the prevailing Indian National Building code, CPWD and Construction Guidelines.

➤ **Building structure includes**

- Building as per National Building Codes and Minimum Service Standard.
- Other infrastructures and services.
- Access Road and drainage works.
- Compound wall
- Retaining wall
- Landscaping including parking areas and garages for Vehicles.
- Preparation of detailed cost estimates and procurement documents.
- The consultant shall prepare the detailed quantity estimates, analysis of rates, cost estimates, bill of quantities, technical specifications and procurement documents for the works.
 - a. The consultant is bound to visit the site as and when required by the undersigned for smooth execution of the project.
- The Structural Drawings need to be vetted/proof Checked by DIQC/NIT/IIT.

➤ Relative walk through & Graphic design

• **ANNEXURE "II"**• **CONDITION FOR ELIGIBILITY OF APPLICANTS:-**

S. No	Particulars	Pre-Qualification Criteria	Scanned Self attested copies of supporting documents required to be uploaded
1	Tender Fee		Receipt of deposit in bank account of Executive Engineer, PW (R&B) Projects Division-III, Srinagar
2	Work Experience	1. At least one projects of similar nature costing not less than Rs.20.00 Crores 2. At least two projects of similar nature costing not less than Rs 10.00 Crores (Each). 3. Three similar completed works; each costing not less than Rs 7.00 Crores	Certified copy of consultancy orders and experience certificates issued by not less than the rank of Executive Engineer or equivalent of Central Govt./State Govt. / Central Public Sector undertaking. /State Public Sector undertaking in previous ten years
3.	Years of Existence:	A. The bidder should be an established Architect registered with the Council of Architecture & AIIA for a minimum period of 10 Years OR a Firm/Company having all partners registered with CoA & AIIA for a minimum period of 10 Years. B. The bidder should have an established office in the UT of J&K. C. The bidder should clearly mention whether the Technical Staff engaged by him is permanent or associated with their years of experience.	A. Detail of bidder / Curriculum Vitae (including Technical Staff) with experience details of the staff.
4.	Registration of Principal Architect	The Company must be a company in India, registered under the Companies Act 1956 or Registrar with Council of Architecture /AIIA	Valid CoA Registration Certificates
5.	Financial Turnover	Bidder should have a minimum average turnover, from consultancy assignments of Rs. 1.00 Cr as average annual consultancy turnover in immediate previous 5 years 2023-24, 2022-23, 2021-2022, 2020-2021,	• Financial turn over for last 5 years (2023-24, 2022-23, 2021-2022, 2020-2021, and 2019-2020) authenticated by CA as per Annexure- 'B'. • Proof of gross receipt of average annual fee of Rs. 1.00



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		and 2019-2020	Cr lacs (Rupees twenty lacs only) in immediately preceding 5 (five) financial years ending 31.03.2024 authenticated by auditors.
6.	Permanent Account No.		Valid PAN Card
7.	Goods and Services Tax	Bidder firm should be registered with GST authorities and shall submit Valid Registration Certificate. issued by competent authority.	A copy of the GST return filed in last Quarter before the last date of submission of this bid.
8.	CDR		Earnest Money in the form of CDR Pledged to Executive Engineer PW(R&B) Projects Division-III, Srinagar.
Note: Each similar Architectural/structural consultancy work shall mean: Consultancy services carried out for the above similar work shall include preparation of Detailed design and detailed construction drawings/BOQ			

Sd/-
Executive Engineer
PW (R&B) Projects Division III
Srinagar.

Copy to the: -

1. Chief Engineer, Central Kashmir, PW(R&B) Department, Srinagar for favor of information.
2. Director Estates, Kashmir Civil Secretariat Srinagar for favor of information
3. Superintending Engineer, Circle South PW(R&B) Department Srinagar for favor of information.
4. Dy. Director Estates Department, Srinagar for information.
5. Pvt. Secy. To Principal Secretary to Govt. Planning & Development Department, Estates, Hospitality & Protocol Civil Secretariat Srinagar for kind information of worthy Principal Secretary.
6. Joint Director Information Deptt. Srinagar for publicity at least for two days in the leading newspapers of Srinagar.
7. Technical officer PW(R&B) Projects Division III, Srinagar for favor of information
8. Assistant Executive Engineer R&B Projects Subdivision-I, II and Electrical for favor of information.
9. Head Draftsman/AAO/CC/Notice Board Divisional Office.
10. Record file.



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TENDER DOCUMENT FORM

Note: -Please upload the following information in addition to other Details

1. Name of Contractor: - _____
2. S/o: - _____
3. R/o: - _____
4. Registration No: - _____
5. GSTIN No.: - _____
6. PAN No.: - _____
7. Contact No.: - _____
8. WhatsApp No.: _____
9. E-mail address: - _____

Seal and Signature of Contractor



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Check List

- Following Documents Should be uploaded clearly visible.
- 1. Valid Original Treasury Challan/Receipt (MH-0059) in favor of **Executive Engineer PW R&B Projects Division III, Srinagar.**
 - The issuance of date of the Treasury Challan must be in between date of downloading to Bid submission End date. The name of work or NIT No. and S. no. Should clearly be mentioned on the Treasury challan.
- 2. Earnest money in the shape of CDR/FDR/BG in favor of **Executive Engineer PW R&B Projects Division III, Srinagar.**
 - The issuance of date of the Treasury Challan must be in between date of downloading to Bid submission End date.
- 3. Valid Civil / Electrical Registration Card with its Registration on JKPWDOMS valid for 2026-27.
- 4. Valid GSTIN Registration Certificate
- 5. PAN Card with visible No.
- 6. Bidders shall furnish proof of latest **GST return**(i.e. **latest clearance certificate**).

GST-3

GSTR-3B

Month JULY-2026

Quarter (April to June-2026)

- The GST-3/GSTR-3B confirmation status will be checked online if GST-3/GSTR-3B is found invalid. The card might be barred for further Tendering Process in this Division).
- 7. The bidder should upload the Tender Document form attached with this Tender Notice.
- 8. **Every participating supplier/contractor to mandatorily disclose the bank account number which is linked with their GSTIN at the time of bid submission.**
 1. 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."
 2. As per JK Finance Department Circular No. 01 (Adm) FD of 2025, Dated: - 08-07-2025.
 3. A certificate should be obtained by the Contractor from their respective Banks clearly certifying that this account no. of the contractor is linked to his GSTIN No. clearly specifying the GSTIN No. with the account No. and should be mandatorily uploaded at the time of submission of bid to avoid rejection of his bid.
 4. A format of the Annexure is given below.

NOTE: -

- The GST-3/GSTR-3B confirmation status will be checked online if GST-3/GSTR-3B is found invalid.
 - The card might be barred for further Tendering Process in this Division)
- The Documents which is not clearly visible will be treated as cancelled.



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"Annexure"

This is to certify that the Contractor Namely _____ is maintaining an account in this Bank Branch Namely _____ under account No. _____

The details of the account are as under

1. Account No. _____
2. Proprietor Name _____
3. Account Type _____

We Further certify that the above-mentioned account No. _____ is dully linked with the GST NO. _____ as per records available at our Branch.

Seal and Signature of Branch Head/ Self notarized undertaking



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Annexure-‘A’

Format for Work Experience Certificate (completed /Ongoing works)

Project Name	Name of the department	Description of work	Value of contract (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 _____



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Annexure-‘B’

Certificate from the Chartered Accountant

This is to certify that Annual Financial Turnover and net profit after tax of (name of the bidder) for below mentioned 5 financial years are as under, as per books and accounts of the bidder.

I/We have fully examined the related records of the bidder and have satisfied myself/ourselves about the correctness of the details indicated below.

Financial Year	Financial turn over (Rs. In lacs)
FY 2021-22	
FY 2022-23	
FY 2023-24	
FY 2024-25	
FY 2025-26	
Average Annual Turnover (for 5 years)	

Financial Year	Net Profit after tax of bidder (Rs. In lacs)
FY 2021-22	
FY 2022-23	
FY 2023-24	
FY 2024-25	
FY 2025-26	

Name of the audit firm:

Seal of the audit firm

Date:

(Signature, name and designation of the authorized signatory)

Contact No: _____

Email address : _____



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Annexure- 'C'

Executive Engineer

Reference: E-Tender No. dated

Sir,

I/We have carefully examined the tender documents 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 and for execution of the work contract.

Signature of authorized representative of the bidder

My/Our full particulars are as under: -

Full Name: _____

Designation: _____

CoA registration of Prop. /Partners

Address _____

Tele Nos. (O) _____ (R) _____

E-mail: _____

Signature of authorized representative of the bidder