



J&K Cable Car Corporation Limited

(A J&K Government Undertaking)

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LETTER OF INVITATION (LOI) / REQUEST FOR PROPOSAL (RFP)

FOR

Engagement of Consultant

for Preparation of Detailed Project Report (DPR), Detailed Engineering Designs, Architectural Consultancy and Tender Documents for

Development of an Iconic High-Altitude Revolving Restaurant at Apharwat Top Station of Gulmarg Gondola Project, UT of Jammu & Kashmir.

E-NIT No: JKCCC/34 of 2026

Dated: 10-08- 2026

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1. GENERAL

The J&K Cable Car Corporation Ltd (The "Client") intends to implement the work: "ENGAGEMENT OF CONSULTANT FOR PREPARATION OF DETAILED PROJECT REPORT (DPR), DETAILED ENGINEERING DESIGNS, ARCHITECTURAL CONSULTANCY AND TENDER DOCUMENTS FOR DEVELOPMENT OF AN ICONIC HIGH-ALTITUDE REVOLVING RESTAURANT AT APHARWAT TOP STATION OF GULMARG GONDOLA PROJECT, UT OF J&K". The DPR and detailed designs are to be prepared based on the actual environmental, structural, climatic, and technical potential of the site, while keeping in view compliances with Environmental and Social factors, building codes, seismic and snow-load requirements, and international best practices for high-altitude alpine revolving restaurants.

2. OBJECTIVES

The J&K Cable Car Corporation Ltd (The Client) intends to engage the services of a reputed Consultancy Company / Association (Consortium) of Companies / Joint Venture (JV) of Companies (hereinafter referred to as "The Consultant") registered under relevant laws, and having experience in preparing Detailed Project Reports (DPRs), detailed engineering designs, architectural consultancy, and tender documents for tourism infrastructure, hospitality buildings, ropeway stations, iconic structures, or high-altitude alpine facilities, including adaptive reuse of existing structures.

The primary role of The Consultant will be to:

- Preparation of a Comprehensive DPR for the Iconic High-Altitude Revolving Restaurant at Apharwat Top Station, as per applicable national/international guidelines, including all requisite site investigations such as structural audit, Non-Destructive Testing (NDT), material testing, geotechnical, topographical, seismological, snow/wind load, and energy performance studies.
- Conduct detailed Structural Audit of the existing foundation structure to be used for construction of proposed revolving restaurant at Apharwat Top Station, including NDT, residual strength assessment, and certification of suitability for reuse, with recommendations for strengthening, retrofitting, or reconstruction as required.
- Develop an innovative Architectural Design Concept that is world-class and iconic, inspired by internationally acclaimed alpine revolving restaurants (including the Saas-Fee, Switzerland concept), while creating a unique identity for Gulmarg and ensuring suitability for local climatic, seismic, and operational conditions.
- Preparation of detailed engineering designs, structural designs, MEP designs (electrical, HVAC, plumbing, firefighting, drainage, sewerage, water supply, and lightning protection), and coordination of the revolving mechanism with specialised manufacturers.
- Preparation of detailed Tender Documents including pre-qualification criteria per guidelines issued by Ministry of Finance/CVC/GFR, including detailed technical specifications, BoQ, rate analysis, and the Client's requirements for engagement of a contractor.

- Providing assistance during the bidding process for selection of a contractor including pre-bid conference, evaluation of bids, technical queries, and all related activities till final award of contracts.
- Attending meetings and making presentations before the Client for the said assignment.

The assignment shall be implemented as a single integrated consultancy covering preparation of the DPR, detailed engineering designs, architectural consultancy, and preparation of Tender Documents till signing of contract. In case deemed necessary by the Client, the Client may terminate the contract at intermediate milestones without liability accruing to either party beyond payments for completed and accepted deliverables.

Schedule of Activities

The following shall be the schedule of various events:-

S. No.	Details of Particular		Amount In Rs.
1	Tender Document Fee		Rs.500 /- in shape of Demand Draft pledged to Accounts Officer,JKCCC
2	Earnest Money Deposit (EMD)		Rs.30,000/- in shape of CDR/FDR/BG pledged to Accounts Officer,JKCCC
S. No.	Event	Date & Time	Venue
1.	Tender Uploading Date	10-08 -2026 at 05:00 PM	www.Jktenders.gov.in
2.	Bid Document Download / Start Date	10-08-2026 at 05:00 PM	www.Jktenders.gov.in
3.	Bid Submission End Date-online	31-08-2026 upto 04:00 PM	www.Jktenders.gov.in
4.	Opening of Technical Bids	01-09 -2026 at 12:00 PM	In the office of General Manager, J&K Cable Car Corporation, Bemina, Srinagar
5.	Opening of Price Bids	Will be intimated later to Technical Qualified bidders	In the office of General Manager, J&K Cable Car Corporation, Bemina, Srinagar

Sd/-
General Manager,
J&K Cable Car Corporation Ltd.,
Bemina, Srinagar, J&K (UT)

SECTION I

LETTER OF INVITATION

SUBJECT: FOR PREPARATION OF DETAILED PROJECT REPORT (DPR), DETAILED ENGINEERING DESIGNS, ARCHITECTURAL CONSULTANCY AND TENDER DOCUMENTS FOR DEVELOPMENT OF AN ICONIC HIGH-ALTITUDE REVOLVING RESTAURANT AT APHARWAT TOP STATION OF GULMARG GONDOLA PROJECT, UT OF J&K.

1. ELIGIBILITY GENERAL

The intending bidders will be required to meet and comply with the following eligibility criteria:

The bidder must be a registered multidisciplinary Architectural/Engineering Consultancy Firm or Company in India under the Companies Act / registered firm / Joint Venture / Consortium of firms for providing consultancy services in the field of tourism infrastructure, hospitality buildings, public infrastructure, ropeway stations, iconic buildings, or high-altitude alpine facilities. Joint Venture / Consortium shall not have more than two members including the lead member. A Company cannot be a party to multiple JVs/Consortiums; further if it intends to bid independently it cannot be party to a Joint Venture/Consortium. The Company may choose to have associates to provide specific knowledge to enhance the quality of DPR and designs to be developed.

Only those foreign firms can participate who has registered operational offices within India, or a part of a consortium / JV where the lead member is a company registered in India.

Minimum Eligibility Requirements

Clause	Criterion	Minimum Threshold	Marks
A	Technical Experience – Tourism / Hospitality / Iconic Structures		
A1	Experience in preparation of DPRs, detailed engineering designs, or architectural consultancy for Tourism Infrastructure, Hospitality Buildings, Ropeway allied Infrastructure, Public Buildings, or Iconic Structures.	Minimum 2 completed projects in the last 10 years. At least 1 project in high-altitude, snow-bound, or seismic region preferred. (10 Marks) Experience in adaptive reuse / structural audit of existing structures is highly advantageous. (05 Marks)	15
A2	Experience in similar consultancy assignments involving Revolving Restaurants, Observation Towers, Mountain Tourism Infrastructure, or Landmark Buildings having an estimated construction cost not less than 20 Crores.	Minimum 1 completed consultancy assignment of comparable complexity during last 10 years. Additional Weightage for projects in high-altitude or snow-bound regions. (10 Marks)	10
A3	Experience in structural audit, NDT, material testing, residual strength assessment, and adaptive reuse / retrofitting of existing structures for public or tourism facilities.	Minimum 1 project involving structural audit and NDT of steel/RCC structures with certification of suitability for reuse. (10 Marks)	10
A4	Experience in design of MEP systems (electrical, HVAC, plumbing, firefighting) and coordination of specialized mechanisms (e.g., revolving platforms) for hospitality or public assembly buildings.	Minimum 1 project with comprehensive MEP design for a hospitality or public building. Experience coordinating revolving or specialized mechanical systems is advantageous. (10 Marks)	10
A5	Experience in energy-efficient, environmentally sensitive design including high-altitude cold-climate construction, snow/wind load analysis, and seismic design.	Minimum 1 project at altitude $\geq 1,500$ m above mean sea level in a cold climate / snow-bound zone. (05 Marks) Experience with snow load, wind load, and seismic design per IS/international codes. (05 Marks)	05
A6	Experience in preparation of Tender Documents for EPC, Design-Build, or works contracts for tourism, hospitality, or civil/MEP infrastructure projects.	Minimum 1 complete Tender Package (technical specifications, BOQ, evaluation criteria) for a tourism/hospitality or equivalent infrastructure project. (05	05

		Marks)	
B	Financial Capacity		
B1	Average annual turnover from consultancy services – last 3 financial years.	≥ INR 3 Crore	—
B2	Profitability – preceding 5 financial years.	Positive PBT in at least 3 of the 5 years. No loss in two consecutive years.	—

□ *In the case of a Joint Venture or Consortium of two firms, experience under clauses A1–A6 may be demonstrated on a combined basis. Financial thresholds under B1 and B2 apply on a combined basis.*

- (a) The Bidder needs to provide detailed experience certificates for all projects claimed under category 'A', detailing the period of assignment, commencement and completion date, percentage completed (if ongoing), and full project details.
- (b) Employer's / Client's certificates or any other document clearly specifying scope of work and certifying satisfactory completion shall necessarily be required for claiming experience.
- (c) All technical experience in terms of years quoted above shall be from the Bid due date.
- (d) The Bidders shall submit a Chartered Accountant's Certificate in support of their financial performance (Turnover, Profitability, Receipts from Consultancy Services) for the last 5 Financial Years.
- (e) The sole applicant has to fulfill all requirements given in the above table.
- (f) In case of JV, the Lead member on combined basis with the other member should fulfill 100% of all the eligibility requirements given in the above table.
- (g) Bidder must fully meet all the eligibility criteria specified in the bid document. Bidder cannot use technical or financial credentials of its parent/holding company or any wholly-owned subsidiary. However the experience of associates can be considered.
- (h) Only those projects shall be considered for evaluation wherein the DPR / designs prepared by the bidder has been approved by the State Nodal agency or any other competent authority.
- (i) In case of projects in countries other than India, approval accorded by designated authorities of that country shall also be accepted.
- (j) A bidder blacklisted/debarred from practicing as Consultant by International Agencies, Government of India, or any State Government, is not eligible to participate if the debarment is in force on the date of bid submission.
- (k) The bidder must furnish a notarized affidavit on stamp paper stating that the bidder and/or its JV/Consortium partner have not been blacklisted by any International Agency/Financial Institution, Government of India, or any State Government.
- (l) The bidder shall engage a minimum of key specialists/experts to undertake the assignment as listed in Appendix C. A person can be an expert in multiple roles as required as per RFP but he cannot be considered as an expert in more than two roles.
- (m) Bidders failing to meet the essential criteria will be considered non-responsive and their bids will stand rejected at the technical evaluation stage.
- (n) The above stated requirements are the minimum. J&K Cable Car Corporation Ltd reserves the right to request any additional information/clarification as may be required for evaluation.

2. OTHER CONDITIONS

2.1 The bidders should sign a declaration for abiding by a Code of Integrity for Public Procurement. The bidder will not be involved in corrupt practice, fraudulent practice, anti-competitive practice, coercive practice, conflict of interest, or obstructive practice, either directly or indirectly, at any stage during the procurement process or during execution of resultant contracts.

2.2 Obligations for Proactive Disclosures: Bidders are obliged to suo moto proactively declare any conflicts of interest (pre-existing or as soon as these arise) in any procurement process or execution of contract.

2.3 Punitive Provisions: Without prejudice to other penal provisions, if the Client finds that a bidder has violated the Code of Integrity, it may forfeit bid security, call off pre-contract negotiations, reject and exclude the bidder, cancel any awarded contract, or initiate debarment proceedings.

2.4 Conflict of Interest: The consultant is required to provide professional, objective and impartial advice, at all times holding the Client's interest paramount, strictly avoiding conflicts with other assignments or its own corporate interests and acting without any consideration for future work.

2.5 Force Majeure Clause

Neither the Client (J&K Cable Car Corporation Ltd.) nor the Consultant shall be liable for any failure or delay in performing obligations under this Agreement if such failure or delay results from circumstances beyond the reasonable control of the affected Party. These circumstances include acts of God, natural disasters such as earthquakes, floods, avalanches, landslides, extreme snowfall or blizzards at Apharwat or Gulmarg, war, invasion, civil commotion, epidemics, pandemics, quarantine restrictions, government actions, embargoes, failure of public utilities, or strikes not involving the Consultant's own personnel.

Given the high-altitude location of the Apharwat Top Station, severe weather conditions that render the site inaccessible for structural audit, Non-Destructive Testing, surveys or site investigations shall also constitute Force Majeure, provided the Consultant has taken all reasonable precautions. The affected Party shall notify the other in writing within seven (7) days of the event, detailing its nature and expected duration, and shall take all practicable steps to mitigate its effects.

Obligations shall remain suspended only for the duration of the Force Majeure event. If the event continues for more than sixty (60) consecutive days, either Party may terminate this Agreement by giving fifteen (15) days' written notice, without liability except for payment of amounts due for Services satisfactorily performed up to the date of termination. Force Majeure shall not cover delays caused by the Consultant's negligence, lack of planning, or failure to mobilise resources for the DPR, detailed designs or tender documentation.

2.6. Indemnity Clause

The Consultant shall indemnify, defend and hold harmless J&K Cable Car Corporation Ltd. (the Client), its officers, employees and agents from and against all claims, demands, actions, losses, damages, costs and expenses (including reasonable legal fees) arising out of or in connection with the Services for preparation of the Detailed Project Report, detailed engineering designs, architectural consultancy and tender documents for the Iconic High-Altitude Revolving Restaurant at Apharwat Top Station.

This indemnity covers: (a) any breach of this Agreement by the Consultant; (b) any negligent act, error, omission or wilful misconduct of the Consultant, its personnel or sub-consultants in carrying out structural audit, Non-Destructive Testing, architectural design, structural and MEP designs, or preparation of tender documents; (c) any infringement of third-party intellectual property rights in designs, drawings or documents prepared for the Project; (d) any injury to persons or damage to property occurring during site investigations at Apharwat; and (e) any failure to comply with applicable laws, building codes, seismic and snow-load standards, or environmental regulations.

The Client shall indemnify the Consultant only against claims arising solely from the Client's gross negligence or wilful misconduct, or from failure to provide existing drawings or site access that the Client is obliged to provide. These indemnities shall survive termination or expiry of the Agreement for three (3) year

2.7. Termination Clause – Failure to Execute Work in Time

Time is of the essence for the preparation of the Detailed Project Report, detailed engineering designs, architectural consultancy and tender documents for the Iconic High-Altitude Revolving Restaurant at Agharwat Top Station. The Consultant shall complete all Services and submit Deliverables strictly in accordance with the Time Schedule in Appendix D (45 days from Letter of Award, or any mutually agreed revision).

If the Consultant fails to submit any Deliverable—including the existing Structural Audit Report, NDT Report, Architectural Concept, Draft or Final DPR, or Tender Documents—by the stipulated date, or fails to progress the work as per the approved programme, the Client may issue a written notice requiring rectification within seven (7) days. If the delay is not remedied within the notice period, or if cumulative delay exceeds fifteen (15) days, the Client may, without prejudice to other rights: (a) terminate this Agreement forthwith; (b) forfeit the Performance Security in whole or in part; (c) recover liquidated damages at 0.5 % of the Contract Price per week of delay, subject to a maximum of 10 % of the Contract Price; (d) appoint another consultant at the risk and cost of the defaulting Consultant; and/or (e) debar the Consultant from future JKCCC assignments.

Upon termination, the Consultant shall immediately hand over all documents, drawings, data and work-in-progress, which the Client may use freely, subject only to payment for Services satisfactorily completed and accepted up to the date of termination.

SECTION II

INSTRUCTIONS TO BIDDERS

1. Bid shall be submitted electronically on the e-procurement Portal www.jktenders.gov.in with valid Digital Signature Certificate (DSC).
2. Bidders are advised to download the bid submission manual from the "Bidders Manual Kit" on www.jktenders.gov.in.
3. Technical as well as Financial Bids will be opened online as per the schedule. Financial bids of only technically qualified bidders shall be opened.
4. Bidders must ensure to upload scanned copies of all necessary documents. Originals of EMD / Tender Fee shall be submitted as directed.
5. **Cost of Tender Document Fee is Rs.500/- (Non-refundable) in the form of Demand Draft (DD), and Earnest Money is Rs.30,000/- in the shape of CDR/FDR or Bank Guarantee pledged to Accounts Officer, J&K Cable Car Corporation, Srinagar. The original instruments must be submitted within the prescribed timeline.**
6. The bid documents are not transferable. The seal and signature of the authorized official must appear on all papers submitted.
7. All documents must be furnished in English. Literature in other languages must be accompanied by an English translation.
8. The selection process shall be through QCBS mode with 70 % weight assigned to technical qualification and 30% weight to financial offer (unless otherwise specified).
9. The bid shall remain valid for acceptance for 180 days from the last date of uploading of bids. Withdrawal or modification before that period shall result in forfeiture of earnest money.
10. The consultant is required to provide professional, objective and impartial advice, at all times holding the Client's interest paramount, strictly avoiding conflicts with other assignments or its own corporate interests.
11. JKCCC reserves the right to accept or reject any or all proposals, annul the bidding process or reject any proposal without assigning any reason, in accordance with applicable procurement rules.
12. **All the bidders must submit a complete hard copy of their bid at the following address:- General Manager, J&K Cable Car Corporation Ltd., Batamaloo Qamarwari Road, Near Woollen Mills Bemina - 190018.**
13. Successful Bidders shall return the Letter of intent/ Letter of award along with the performance security (Contract Performance Guarantee) in the form of Bank Guarantee, as per Appendix F of amount of 05% (Five Per Cent) of the total value of the contract price and valid for the tenure of the contract plus sixty days in the prescribed format to the owner with remarks as "ACCEPTED" along with the covering letter within seven (07) days from the issuance of LOI/LOA. Besides, the Earnest Money Deposit of 2% of successful bidder shall be released after receipt of 5% Performance Security.
14. All bidders shall mandatorily submit the Tender Document Cost and Earnest Money Deposit (EMD). No exemption from payment of Tender Document Cost or submission of EMD shall be allowed to any bidder.

SECTION III

INFORMATION TO BE FURNISHED BY THE BIDDERS

3. Bidder must submit and fill in bid comprising of the following:

3.1 This NIT duly signed and stamped;

3.2 Format for submission of Technical bids (FORMS 1–7) duly filled in, signed and stamped;

3.3 Format for submission of Financial bid (FORMS 8–9) duly filled in, signed and stamped;

The bidder must quote consultancy charges in lump sum inclusive of all costs – site visits, travel, stay, office expenses, meetings, documentation, presentations, NDT/material testing, and all taxes including GST.

S.No.	Particulars	Cost including GST	Total
1	Preparation of DPR, Detailed Engineering Designs, Architectural Consultancy – Iconic High-Altitude Revolving Restaurant at Apharwat Top Station		
2	Preparation of Tender Document – Iconic High-Altitude Revolving Restaurant at Apharwat Top Station		
	Total		

3.4 Proforma for exceptions and deviations duly filled in, signed and stamped (FORM 10);

3.5 Check list duly filled in, signed and stamped (FORM 11).

FORMATS FOR TECHNICAL PROPOSAL

FORM No: 1

FROM

TO

General Manager,
J&K Cable Car Corporation,
Bemina Srinagar, UT of J&K

Subject: Engagement of Consultant for preparation of DPR, Detailed Engineering Designs, Architectural Consultancy and Tender Documents for the work "DEVELOPMENT OF AN ICONIC HIGH-ALTITUDE REVOLVING RESTAURANT AT APHARWAT TOP STATION OF GULMARG GONDOLA PROJECT, UT of J&K."

Dear Sir,

I, on behalf of _____, a Consultancy Company, herewith enclose a Technical Proposal for engagement of my/our Company as Consultant for the above work.

Yours faithfully,

1. Signature of the authorized signatory: _____
2. Name of the authorized signatory: _____
3. Name of the company: _____
4. Seal of the company: _____

FORM No: 2 – CERTIFICATE AS TO CORPORATE PRINCIPAL

I, _____ [NAME] _____ certify that I am the _____ [DESIGNATION] of [NAME OF THE COMPANY] established under the Companies Act, and the person who has signed the above tender/bid is authorized to sign on behalf of the Company by the authority of its governing body. (Power of attorney to be submitted along with this certificate.)

1. Signature: _____
2. Name: _____
3. Name of company: _____
4. Seal: _____

FORM No: 3A – COMPANY & PROJECT EXPERIENCE

1. Brief description of the registered company (for each member if JV/Consortium):
2. Assignments of similar nature successfully completed in the last 10 years, which best illustrate the qualifications:

Assignment Name:	Country:
Location within Country:	Professional Staff Provided by your firm:
Name of Client:	No. of Staff:
Address:	No. of Staff Months:
Start Date (Month/Year):	Completion Date (Month/Year):
Approx. Value of Services (INR):	Name of JV/Association Firm(s) if any:
Status in Assignment (Sole/Lead/Other):	Type of Facility / Scope:
Altitude of Project Site (m amsl):	Structural Audit / Adaptive Reuse (Yes/No):
Narrative Description of Project:	
Description of Actual Services Provided:	

FORM 3B – Certificate of Financial Performance from the Auditors

This is to certify that the financial performance of _____ (Name of the Company) as per the audited Financial accounts is as under:

Financial Year	Total Revenue (INR)	PBT (INR)	Revenue from Consultancy Services (INR)
2024-25			
2023-24			
2022-23			
2021-22			
2020-21			

Signed _____ Position _____

Name of Audit firm _____ Stamp _____

Date: _____ UDIN _____

SECTION IV

EVALUATION CRITERIA / PROCEDURE (QCBS)

The selection of the Consultant shall be made through Quality and Cost Based Selection (QCBS) with the following Weightage:

Component	Weight	Max. Marks
Technical Evaluation	70%	70
Financial Evaluation	30%	30
Total	100%	100

Technical Evaluation Criteria

No.	Evaluation Parameter	Max. Marks	Min. Qualifying Marks
A	Relevant Experience – Tourism Infrastructure, Hospitality Buildings, Ropeway Infrastructure, Public Buildings, Iconic Structures (with additional Weightage for high-altitude/snow-bound regions) Similar Consultancy Assignments – Revolving Restaurants, Observation Towers, Ropeway Stations, Mountain Tourism Infrastructure, Steel Structures, Landmark Buildings	55	33
B	Methodology & Understanding of Project – Understanding of Project Objectives, Structural Assessment Methodology, Adaptive Reuse Strategy, Design Philosophy, Sustainability, Visitor Experience, Construction Methodology, Risk Management, Project Scheduling. Presentation – Architectural Vision, International Best Practices, Structural Reuse Strategy, Construction Methodology, Sustainability, Visitor Experience, Timeline (for shortlisted bidders)	10	06
C	Key Personnel (as per Appendix C) – Qualifications and relevant experience of Team Leader, Senior Architect, Structural Engineer, Geotechnical Engineer, Electrical Engineer, Mechanical/HVAC Engineer, Plumbing & Fire Fighting Engineer, Quantity Surveyor, BIM/CAD Specialist, Environmental Expert	35	21
	Total Technical Score	100	60

Only those bidders who score a minimum of 60 marks in the Technical Evaluation shall be eligible for opening of Financial Bids.

Financial Evaluation

Financial Bids of only technically qualified bidders shall be opened. The lowest financial bid (L1) shall be awarded maximum 30 marks. Other bids shall be awarded marks in inverse proportion: Financial Score = $30 \times (L1 / L_n)$.

Final Combined Score

Final Score = Technical Score + Financial Score. The bidder with the highest combined score shall be recommended for award of contract.

SECTION V

TERMS OF REFERENCE

1. Background and Context

Apharwat Top Station of the Gulmarg Gondola Project is situated at high altitude in the scenic alpine landscape of Gulmarg, UT of Jammu & Kashmir, and is among India's premier winter tourism destinations. The J&K Cable Car Corporation Limited (JKCCC), as the nodal agency for ropeway and mountain tourism infrastructure in the Union Territory, now intends to develop an iconic high-altitude revolving restaurant at the Apharwat Top Station.

The project shall, to the extent technically feasible, utilize the existing foundation structure, which has remained unutilised for several years, subject to detailed structural audit, Non-Destructive Testing (NDT), material testing and certification by the selected consultant.

The proposed facility is envisioned as a world-class tourism landmark offering panoramic Himalayan views. The consultant shall develop an innovative architectural concept inspired by internationally acclaimed alpine revolving restaurants, including the Saas-Fee, Switzerland concept, while creating a unique identity for Gulmarg and ensuring suitability for local climatic, seismic and operational conditions.

2. Objectives of the Consultancy

The Consultant shall achieve the following primary objectives:

- Prepare a comprehensive Detailed Project Report (DPR) for the proposed Iconic High-Altitude Revolving Restaurant at Apharwat Top Station, covering all aspects of design, engineering, cost estimation, environmental assessment, energy performance, and regulatory clearances.
- Conduct detailed Structural Audit of the existing foundation structure, including NDT, material testing, residual strength assessment, and certification of suitability for reuse, with recommendations for strengthening, retrofitting or reconstruction wherever required.
- Develop an innovative architectural concept that is iconic and world-class, inspired by international alpine revolving restaurant best practices, while creating a unique identity for Gulmarg.
- Prepare detailed engineering designs, structural designs, MEP designs, and coordinate the revolving mechanism with specialised manufacturers.
- Prepare a complete Tender Document for selection of a contractor for Design, Build, and Fit-out of the facility.
- Assist JKCCC during technical evaluation of bids and reply to technical queries; provide technical assistance during execution whenever required.

3. Scope of Services

3.1 Site Assessment, Structural Audit and Investigations

- Review all available drawings, records and technical documents (if available).
- Conduct detailed site inspection.
- Carry out the Structural Audit of the existing foundation structure hall.
- Carry out NDT, material testing and structural evaluation of steel members, foundations and all structural components.
- Assess residual strength and certify suitability of the existing structure for reuse.
- Recommend strengthening, retrofitting or reconstruction wherever required.
- Carry out detailed analysis considering snow loads, wind loads, seismic forces, temperature variations and all site-specific conditions.

- Conduct comprehensive site investigations including topographic surveys, geotechnical and sub-soil exploration, seismic zonation assessment, hydrology and water resource studies, and assessment of existing utilities.
- Assess the site's suitability for large-span roofed / revolving structures at high altitude.

3.2 Architectural and Urban Design Concept

- Develop innovative architectural concepts inspired by internationally acclaimed alpine revolving restaurants, including the Saas-Fee, Switzerland concept, while creating a unique identity for Gulmarg.
- Prepare concept drawings, master planning and detailed architectural designs.
- Prepare photorealistic 3D views, virtual walkthroughs and presentation material.
- Incorporate passive heating design strategies appropriate for the cold climate of Apharwat, including solar orientation, insulated building envelope, and thermally efficient systems.
- Ensure the facility achieves high energy performance under applicable codes.
- Propose sustainable and locally sourced materials where feasible.

3.3 Structural and Detailed Engineering Designs

- Prepare structural designs and detailed engineering drawings.
- Coordinate the revolving mechanism with specialized manufacturers.
- Design electrical, HVAC, plumbing, firefighting, drainage, sewerage, water supply and lightning protection systems.
- Prepare structural calculations for all load combinations including snow, wind, seismic and temperature effects.

3.4 Spectator / Visitor Experience and Amenities

- Design visitor circulation, seating/dining arrangements for panoramic views, and accessibility for persons with disabilities.
- Design public toilet blocks, changing facilities, cloakroom, and visitor information points as required.
- Ensure all public areas are fully accessible as per the Rights of Persons with Disabilities Act, 2016, and Harmonized Guidelines, 2021.

3.5 Energy, Environmental, and Sustainability

- Prepare a detailed Energy Efficiency Strategy for the facility.
- Assess feasibility of renewable energy integration (e.g., solar PV) where feasible at high altitude.
- Integrate passive heating strategies to minimize supplementary heating loads.
- Conduct Environmental Impact Assessment (EIA) as required per MoEF&CC/SEIAA requirements, covering impacts on the alpine ecosystem, visual landscape, and cultural heritage of Gulmarg.
- Assess water requirements and design an integrated water management plan.

3.6 Financial Assessment and Economic Analysis

- Prepare detailed capital cost estimates for construction, MEP, specialist revolving systems, fit-out, and external works.
- Prepare detailed estimates, BoQ and rate analysis.
- Prepare an Operations and Maintenance (O&M) cost model for the facility.
- Model revenue potential from restaurant operations, tourism activities, and allied commercial uses.
- Prepare a Financial Internal Rate of Return (FIRR) and Economic Internal Rate of Return (EIRR) analysis for the project.

3.7 Preparation of Tender Document and Contract Award Assistance

- Prepare comprehensive Tender Documents including technical specifications, Bills of Quantity (BoQ), performance standards, and evaluation criteria.
- Conduct pre-bid conference, respond to pre-bid queries, and issue addenda as required.
- Assist JKCCC during technical evaluation of bids and reply to technical queries.
- Provide technical assistance during execution, whenever required.

4. Deliverables

S.No.	Deliverable	Phase / Stage
1	Inception Report	Initial
2	Structural Audit Report	Investigation
3	NDT & Material Testing Report	Investigation
4	Structural Suitability Report (with residual strength certification and recommendations for strengthening/retrofitting/reconstruction)	Investigation
5	Architectural Concepts	Design
6	3D Visualizations	Design
7	Walkthrough Animation	Design
8	Detailed Project Report (DPR)	DPR
9	Structural Calculations	Engineering
10	Architectural Drawings	Engineering
11	MEP Drawings	Engineering
12	Detailed Cost Estimate	Costing
13	Bill of Quantities	Costing
14	Technical Specifications	Tender
15	Tender Documents	Tender
16	Editable soft copies and PDF copies of all documents	All stages

The consultancy assignment shall be completed within 45 days from the date of issue of Letter of Award, unless otherwise extended by the Client for reasons attributable to site access, statutory clearances, or additional investigations.

SECTION VI

PROPOSED CONTRACT AGREEMENT

1. Parties

This Agreement is entered into between J&K Cable Car Corporation Ltd. (hereinafter "the Client") and _____ (hereinafter "the Consultant") for the Engagement of the Consultant for preparation of DPR, Detailed Engineering Designs, Architectural Consultancy and Tender Documents for the Development of an Iconic High-Altitude Revolving Restaurant at Apharwat Top Station of Gulmarg Gondola Project, UT of Jammu & Kashmir.

2. Scope of Contract

The Consultant shall carry out the services as described in Section V (Terms of Reference) of this document and its Appendices, which shall form part of this Agreement.

3. Obligations of the Consultant

3.1 Standard of Performance: The Consultant shall perform the Services with all due diligence, efficiency, and economy in accordance with generally accepted professional engineering and consulting standards, and shall always act as faithful advisers to the Client.

3.2 Conflict of Interest: The consultant shall hold the Client's interests paramount. The Consultant and any affiliated entity shall be disqualified from providing goods, works, or services resulting from or directly related to the Consultant's Services for the preparation or implementation of the project.

3.3 Confidentiality: The Consultants shall not disclose any proprietary or confidential information relating to the Project without prior written consent of the Client for a period of two (2) years after expiration of this Contract.

3.4 All plans, drawings, specifications, designs, reports, and other documents prepared by the Consultant shall become and remain the property of the Client.

4. Payment

Payment shall be made as per the schedule of payments described in Appendix B.

5. Settlement of Disputes

Disputes shall first be resolved amicably. Unresolved disputes shall be referred to an Adjudicator (a retired permanent member of Institution of Engineers, J&K chapter), appointed by General Manager, JKCCC. Disputes not resolved through adjudication shall be submitted to arbitration under the Indian Arbitration and Conciliation Act, 1996. The place of arbitration shall be J&K and the language shall be English.

LIST OF APPENDICES TO FORM PART OF THE CONTRACT:

S.No.	Appendix	Description
1	APPENDIX A	Scope of the Contract
2	APPENDIX B	Terms of Payment
3	APPENDIX C	Details of Consultant's Personnel and Periods for Deployment
4	APPENDIX D	Time Schedule for Deliverables under the Contract
5	APPENDIX E	Cost of Services
6	APPENDIX F	Performance Guarantee
7	APPENDIX G	Services and Facilities to be Provided by the Client

APPENDIX A – SCOPE OF THE CONTRACT

The Consultant shall:

- Assess the various technologies, international standards, and best practices available for the development and operation of high-altitude revolving restaurants / alpine tourism facilities, and suggest the most suitable approach considering the project location, existing structure, and function.
- Carry out detailed assessment through primary surveys and secondary analysis of the existing foundation structure, including Structural Audit, NDT, material testing, residual strength assessment, and certification of suitability for reuse.
- Recommend strengthening, retrofitting or reconstruction wherever required.
- Carry out all engineering surveys inclusive of but not limited to topographical, geotechnical, structural, wind and snow load studies, seismic assessment, water resource, and accessibility surveys for development of the project.
- Prepare the architectural concept design inspired by international alpine revolving restaurant best practices (including Saas-Fee, Switzerland concept), creating a unique identity for Gulmarg.
- Prepare detailed structural designs, MEP designs, and coordinate the revolving mechanism with specialised manufacturers.
- Prepare a detailed capital cost estimate for construction of the facility and all its systems, and carry out economic analysis (FIRR, EIRR) of the project.
- Carry out social and environmental impact assessment with due consideration for the alpine ecosystem and the visual landscape of Gulmarg.
- Assist the client in obtaining all necessary statutory clearances as required.
- Prepare detailed tender documents including all technical specifications, BoQ, and contractual frameworks for award of the contract.

APPENDIX B – TERMS OF PAYMENT

Preparation of DPR, Detailed Engineering Designs, Architectural Consultancy and Tender Documents

S.No.	Milestone	% of Fee
1	Submission of Final DPR with all supporting studies, drawings, and walkthrough	50 %
2	Submission of Tender Document	40 %
3	Acceptance of Final Tender Document and assistance till signing of contract.	10 %
	Total (Incl. taxes)	100%

APPENDIX C – COMPOSITION OF KEY SPECIALISTS / PROFESSIONALS

The consultant shall deploy the following key personnel. Marks shall be awarded based on qualifications and relevant experience as part of the Technical Evaluation (Key Personnel – 35 Marks).

Post 1 – Team Leader (Lead Consultant) (15 Marks)

Attribute	Requirement
Minimum Education	Graduate degree in Architecture or Civil/Structural Engineering (B.Arch/B.Eng or equivalent). Postgraduate qualification in Architecture, Structural Engineering, or Facility Management is advantageous.
Min. Professional Experience	15 years total post-qualification experience, of which at least 8 years in design or technical consultancy for tourism infrastructure, hospitality buildings, public assembly venues, or high-altitude facilities.
Mandatory Project Metrics	Led or co-led design/DPR for minimum 2 projects of comparable complexity (tourism/hospitality/iconic structures). Experience in high-altitude or snow-bound regions is highly advantageous.
Scoring Breakdown	Education & professional standing: up to 3 marks. Years of relevant experience: up to 4 marks. Number and scale of qualifying projects led: up to 08 marks.

Post 2 – Senior Architect (10 Marks)

Attribute	Requirement
Minimum Education	Graduate degree in Architecture (B.Arch or equivalent). Postgraduate qualification is advantageous.
Min. Professional Experience	10 years post-qualification, of which at least 5 years in architectural design of hospitality, tourism, or public buildings.
Mandatory Project Metrics	Minimum 2 projects involving detailed architectural design for hospitality or landmark buildings. Experience with alpine / high-altitude design is advantageous.
Scoring	Relevant project experience and design quality: up to 05 marks. Alpine/high-altitude design experience: up to 05 marks.

Post 3 – Structural Engineer (10 Marks)

Attribute	Requirement
Minimum Education	Graduate degree in Civil/Structural Engineering. Postgraduate qualification in Structural Engineering is advantageous.
Min. Professional Experience	10 years post-qualification, of which at least 5 years in structural design of large-span roofed public buildings, steel structures, or sports/tourism venues.
Mandatory Project Metrics	Minimum 2 completed structural design assignments for large-span or public assembly buildings. Minimum 1 project involving structural audit / NDT / adaptive reuse. Experience in high snow and wind load design and seismic zones preferred.
Scoring	Structural design experience in relevant venue type: up to 06 marks. High-altitude/seismic/NDT experience: up to 04 marks.

Post 4 – Geotechnical Engineer (09 Marks)

Attribute	Requirement
Minimum Education	Graduate degree in Civil/Geotechnical Engineering.
Min. Professional Experience	8 years post-qualification, of which at least 4 years in geotechnical investigations for mountain or high-altitude infrastructure.
Mandatory Project Metrics	Minimum 1 project involving geotechnical investigation and foundation design for high-altitude or snow-bound structures.
Scoring	Relevant geotechnical experience: up to 05 marks. High-altitude/mountain terrain experience: up to 04 marks.

Post 5 – Electrical Engineer (10 Marks)

Attribute	Requirement
Minimum Education	Graduate degree in Electrical Engineering.
Min. Professional Experience	8 years in electrical system design for hospitality or public buildings.
Mandatory Project Metrics	Minimum 1 project involving complete electrical design (power, lighting, emergency systems) for a hospitality or public assembly building.
Scoring	Relevant project experience: up to 06 marks. High-altitude / cold-climate electrical design: up to 04 marks.

Post 6 – Mechanical / HVAC Engineer (10 Marks)

Attribute	Requirement
Minimum Education	Graduate degree in Mechanical Engineering.
Min. Professional Experience	8 years in HVAC and mechanical system design for hospitality or public buildings. Experience with cold-climate HVAC is advantageous.
Mandatory Project Metrics	Minimum 1 project involving HVAC design for hospitality or public building in cold climate. Experience coordinating specialized mechanical systems (e.g., revolving platforms) is advantageous.
Scoring	Relevant HVAC project experience: up to 06 marks. Cold-climate / specialized systems knowledge: up to 04 marks.

Post 7 – Plumbing & Fire Fighting Engineer (10 Marks)

Attribute	Requirement
Minimum Education	Graduate degree in Civil/Mechanical Engineering or equivalent.
Min. Professional Experience	8 years in plumbing, drainage, and fire-fighting system design for public assembly buildings.
Mandatory Project Metrics	Minimum 1 project involving complete plumbing, drainage, and fire-fighting design for a hospitality or public assembly building.
Scoring	Relevant project experience: up to 06 marks. High-altitude water systems / freeze protection: up to 04 marks.

Post 8 – Quantity Surveyor (10 Marks)

Attribute	Requirement
Minimum Education	Graduate degree in Civil Engineering or Quantity Surveying.
Min. Professional Experience	8 years in preparation of detailed estimates, BOQ, and rate analysis for infrastructure projects.
Mandatory Project Metrics	Minimum 1 project involving preparation of detailed cost estimates and BOQ for a tourism, hospitality, or public infrastructure project.
Scoring	Cost estimation and BOQ experience: up to 06 marks. Tourism/hospitality sector relevance: up to 4 marks.

Post 9 – BIM / CAD Specialist (08 Marks)

Attribute	Requirement
Minimum Education	Diploma/Degree in Architecture, Civil Engineering, or related field with proficiency in BIM/CAD tools.
Min. Professional Experience	5 years in preparation of architectural and engineering drawings using BIM/CAD platforms.
Mandatory Project Metrics	Minimum 1 project involving production of complete architectural and engineering drawing sets using BIM/CAD for a public or hospitality building.
Scoring	BIM/CAD proficiency 05 and project experience: up to 03 marks.

Post 10 – Environmental Expert (08 Marks)

Attribute	Requirement
Minimum Education	Graduate degree in Environmental Engineering, Environmental Science, or Ecology.
Min. Professional Experience	8 years, of which at least 3 years preparing EIA/EMP documentation for infrastructure projects in mountain or alpine ecosystems.
Mandatory Project Metrics	Minimum 1 EIA/EMP study submitted and accepted by MoEF&CC or SEIAA for mountain or alpine infrastructure. Experience in J&K, Himachal Pradesh, or Uttarakhand is advantageous.
Scoring	EIA/EMP experience: up to 05 marks. Alpine/mountain regulatory experience: up to 03 marks.

APPENDIX D – TIME SCHEDULE FOR DELIVERABLES UNDER THE CONTRACT

The consultancy assignment shall be completed within 45 days from the date of issue of Letter of Award (T0).

Activity	Time (in days)
Signing of Contract Agreement / Effective date of contract	T0
Submission of Inception Report and detailed work plan	T0 + 5
Completion of site investigations, Structural Audit, NDT & Material Testing, and submission of Structural Suitability Report. Submission of Architectural Concept Design Report (including 3D visualizations). Submission of Draft DPR (full document including structural designs, MEP, cost estimates, financial analysis).	T0 + 25
Submission of Final DPR with all supporting studies, drawings, walkthrough, and Draft Tender Documents.	T0 + 30
Acceptance of Final Tender Documents and completion of assignment.	T0 + 45

APPENDIX E – COST OF SERVICES

S.No.	Particulars	Cost including GST	Total
1	Preparation of DPR, Detailed Engineering Designs, Architectural Consultancy – Iconic High-Altitude Revolving Restaurant at Apharwat Top Station		
2	Preparation of Tender Document – Iconic High-Altitude Revolving Restaurant at Apharwat Top Station		
	Total		

APPENDIX F – FORMAT OF CONTRACT PERFORMANCE GUARANTEE

(To be on non-judicial stamp paper of appropriate value as per Stamp Act relevant to place of execution.)

In consideration of the proposal [INSERT THE NAME OF BIDDER] agreeing to undertake the obligations for Engagement of Consultant for carrying out the Preparation of Detailed Project Report (DPR), Detailed Engineering Designs, Architectural Consultancy and Tender Documents for the Development of an Iconic High-Altitude Revolving Restaurant at Apharwat Top Station of Gulmarg Gondola Project, UT of J&K, the [Name of the Bank], hereinafter referred to as the "Guarantor Bank", hereby agrees to unequivocally, irrecoverably and unconditionally pay to General Manager, Jammu and Kashmir Cable Car Corporation Ltd., Bemina, Srinagar, UT of J&K – 190018, forthwith on demand in writing from the General Manager JKCCC any amount up to and not exceeding Rs. _____ [INSERT AMOUNT] on behalf of M/S _____ [INSERT NAME OF SELECTED BIDDER].

The guarantee shall be valid and binding on this Bank up to [MENTION DATE] plus 28 days and shall not be terminable by notice or any change in the constitution of the bank or the term of contract or by any other reasons whatsoever, and our liability hereunder shall not be impaired or discharged by any extension of time or variations or alterations made, given, or agreed with or without our knowledge or consent, by or between parties to the respective agreement.

Our liability under this Guarantee is restricted to Rs. [MENTION AMOUNT IN FIGURES AND WORDS]. Our guarantee shall remain in force until [MENTION DATE] plus 28 days. The General Manager JKCCC shall be entitled to invoke this Guarantee till [MENTION DATE] plus 28 days.

Signature: _____ Name: _____ Power of Attorney No.: _____

For [Insert name of the bank]

Banker's stamp and Full Address

Dated this _____ day of _____, 2026

APPENDIX G – SERVICES AND FACILITIES TO BE PROVIDED BY THE CLIENT

The Consultant shall at their own cost make arrangements for accommodation, boarding & lodging, and all other activities for successful and efficient delivery of the Services. The Client shall not make available any accommodation or facility to the Consultant.

The Client shall assist and facilitate the Consultant for required passes/permits as needed for carrying out various studies in the project area at Apharwat Top Station / Gulmarg, including access to the proposed facility site and restricted mountain areas.

The Client shall provide the Consultant with all available existing data, maps, drawings, survey reports, and prior studies related to the existing foundation structure and the project area.

The Client shall designate a Project Coordinator from JKCCC to interface with the Consultant for day-to-day coordination, review of deliverables, and facilitation of stakeholder meetings.

For and on behalf of (Client)	For and on behalf of (Consultant)
By _____ Authorized Representative Witness 1: _____ Witness 2: _____	By _____ Authorized Representative Witness 1: _____ Witness 2: _____