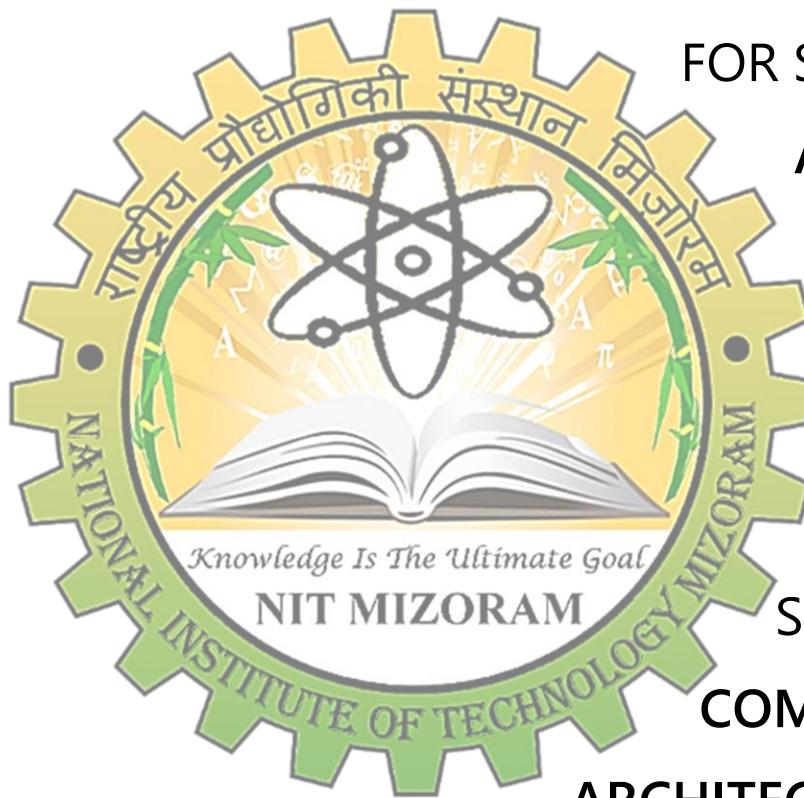


INVITATION FOR EXPRESSION OF INTEREST (EOI)



FOR SELECTION OF
ARCHITECTURAL
CONSULTANT
FOR
PROVIDING
CONSULTANCY
SERVICES FOR
COMPREHENSIVE
ARCHITECTURAL &
ENGINEERING PLANNING AND DESIGNING OF
BUILDINGS AND NECESSARY INFRASTRUCTURE
FOR THE PERMANENT CAMPUS OF NIT
MIZORAM AT LENGPUI, AIZAWL

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1. Introduction

1.1. About

National Institute of Technology Mizoram is one of the 10 (ten) new NITs set up by the Government of India in 2009 to meet the demand for technical and scientific education and to ensure every state in India has its own NIT. NIT Mizoram was established vide Ministry of Human Resource Development, Govt. of India order no. F-23-13/2009/TS-III dated 30th October, 2009. The Institute started functioning from the campus of VNIT, Nagpur under the mentorship of VNIT Nagpur w.e.f. July 2010 with a total of 63 students in three branches of engineering, viz., Electrical & Electronics Engineering, Electronics & Communication Engineering and Computer Science & Engineering. NIT Mizoram started functioning from its temporary campus at Aizawl, Mizoram from July 2011. The Institute is governed by the National Institute of Technology (Amendment) Act, 2012, No. 28 of 2012 (An Act to Amend the National Institute of Technology, 2007) and designated as an Institute of National Importance.

1.2. Location & Land for permanent campus

The Govt. of Mizoram had allocated a total land of 64.25 Ha out of which 63.441 Ha is located in the Tlawng Riverine Reserve Forest at Kawngtengekram, Lengpui (23.83920°N 92.65038°E) at approximately 5 kms from Lengpui Airport and at around 12 kms from proposed Sairang Railway Station. Unaware that the land belonged to Riverine Reserve Forest work for “Construction of Boundary Wall, Topographical Survey, Preparation of Master Plan, Construction of Peripheral RCC Road, Geo-Technical Investigation, Construction of Peripheral Illumination, pathway and Miscellaneous Allied works” was started through Project Management Consultant M/s IRCON Intl Ltd in May, 2014. However, in September, 2017 the “STAY ORDER” on the work was made by the Divisional Forest Officer, Mamit. The Forest Clearance of the site was undertaken by Govt. of Mizoram and in June 2023 in-principle approval was received from Ministry of Environment, Forest & Climate Change, New Delhi. Among the various points highlighted in the Stage-I/ in-principle approval of Forest Clearance vide Proposal No. FP/MZ/SCH/148602/2021 dated 23rd June, 2023 it is worthwhile to mention the following-

i.	Legal status of the diverted forest land shall remain unchanged.
vii.	The 18 ha area proposed to be developed as Green zone shall not be used for any construction activity in the future.



viii.	As far as possible, the construction should be done using eco-friendly materials and the campus be developed as a green campus to the best extent possible in order to maintain the micro-climate of the area.
ix.	The cost of felling of trees shall be deposited by the User Agency with the State Forest Department.
xii.	The User Agency shall obtain the Environment Clearance as per the provisions of the Environmental (Protection) Act, 1986, if required.
xv.	The user agency shall explore the possibility of translocation of maximum number of trees identified to be felled and shall ensure that any tree felling shall be done only when it is unavoidable and that too under strict supervision of the State Forest Department.
xvi.	The forest land shall not be used for any purpose other than that specified in the project proposal. Thus, the State Govt. ensure that the forest land shall be used exclusively for the purpose of National Institute of Technology as per the plan approved from the competent authority. No commercial activity shall be allowed on forest land.
xviii.	No labour camp shall be established on the forest land and the User Agency shall provide fuels preferably alternate fuels to the labourers and the staff working at the site so as to avoid any damage and pressure on the nearby forest areas.
xx.	The User Agency shall submit the annual self-compliance report in respect of the above stated conditions to the State Government, concerned Regional Office and to this Ministry by the end of March every year regularly.

1.3. Present status of works completed

The following works have already been completed –

Sl No.	Description	Constructed/Installed
1	Boundary Wall	3673.47 m
2	Peripheral RCC	4204.90 m
3	PCC Breast Wall	3133.80 m
4	RCC Retaining Wall	4314.42 m
5	Plum Wall	756.74 m
6	Drain	7449.02 m
7	Pathway	3401.30 m
8	Cable Laying & Lighting Fixtures	16528 m & 933 nos.
9	Master Plan	
10	Geo-Technical Investigation	





Picture: Google Map of Permanent campus location also showing Lengpui Airport.



NATIONAL INSTITUTE OF TECHNOLOGY MIZORAM

(An Institution of National Importance under Ministry of Education, Govt. of India)
CHALTLANG, AIZAWL, MIZORAM – 796012

REF. NO. NITMZ/ESTATE/11-1/2025/1294

DATE. 17.07.2025

2. Invitation for Expression of Interest

Expression of Interest (EOI) is invited for consultancy services from qualified, experienced, competent, and financially sound Architectural Consultants, including overseas firms, for Providing Consultancy Services for Comprehensive Architectural & Engineering Planning and Designing of Buildings and necessary Infrastructure for the Permanent Campus of NIT Mizoram at Lengpui, Aizawl, Mizoram. Such an organisation is hereinafter referred to as "Applicant/ Bidder".

The final selection will entail a 3-stage process:

Stage I: Shortlisting as per Technical Qualification as provided in this **EOI Document**. Once the applications are received, they will be screened to prepare a list of applicants who satisfy the prequalifying criteria and then prepare **shortlist of applicants** (maximum 10) based on Technical Scores received who may be invited to participate in the further stages of selection.

Stage II: Shortlisting as per Evaluation Criteria as provided in the **RFP (Request for Proposal) Document**. Applicants shortlisted in Stage-I will be further evaluated to prepare a shortlist of applicants (maximum 5) who may be invited to participate in the further stages of selection. If however, NIT Mizoram deems that the number of eligible candidates shortlisted in Stage-I are few, NIT Mizoram may skip/merge this Stage or Stage-II and provide the **RFP Document** and ask for submission of presentation mentioned in Stage-III.

Stage III: Shortlisting of 3 Applicants based on **Presentation** in front of the Board of Governors' of NIT Mizoram or a committee constituted by it. The presentation will be a more detailed one at this stage, including the scaled drawings, consisting of three-dimensional visualisation, technological proposals, costs involved, timelines and deliverables, etc., duly supported by data.

The final work will be awarded based on QCBS (Quality & Cost Based Selection) with 70% weightage to Technical Score (in Technical Proposal against RFP) and 30% weightage on Financial Bid calculated as-

$$F(n) = (\text{Lowest Price} / \text{Bidder's Price}) * 100 * 30\%.$$

All applications are to be submitted in Hard copy in the specified format, with additional information to be given as required to the Registrar, National Institute of Technology Mizoram, Administrative Building, Chaltlang Dawrkawn, Aizawl, Mizoram-796012.

The time line of all the three stages are covered in Annexure 15.



3. The Existing Master Plan



Land Use Plan of the total area of Reserved Forest Land i.e 63.441 ha diverted for construction of NIT Mizoram is as under-

1) Built-up space	=	25.000 Ha
2) Peripheral Roads (constructed)	=	2.700 Ha
3) Internal Roads	=	7.300 Ha
4) Green Zone (out of construction)	=	9.000 Ha
5) Green Zone (to be developed later)	=	9.000 Ha
6) <u>Playgrounds/ Garden</u>	=	<u>10.441 Ha</u>
7) TOTAL AREA	=	63.441 Ha

5. Project Goals/ Design Philosophy

The new campus site should incorporate the philosophy of holistic, multidisciplinary scientific and engineering education and provide a stimulating environment for academic pursuit and social interaction. The campus is envisaged as state-of-the-art and 'smart' with the ambience and aesthetics of global standards, blending modernity and local culture. The master plan must be revisited again ensuring the following parameters:

5.1. Sustainability

- o **Ecological planning** in sync with the unique topography of the area. The landscape design should encourage the local flora and fauna and create an appropriate ecosystem. The landscape design should check soil erosion, look more natural, be easy for long term maintenance.
 - ❖ Existing stream ways and stream buffers will be protected/maintained in order to maintain green infrastructure.
 - ❖ Trails along the vegetated stream buffers to tie into the sidewalks along major roads and create walkable open space.
 - ❖ Flat Ridges/low slopes will be the spots for more active parks with areas of lawn.
- o **Hydrological Planning** - Small Check dams to collect and store storm water.
- o **Energy conservation**, waste management, efficient utilisation of materials etc., to ensure achievement of at least 3-Star GRIHA rating.

5.2. Universal Accessibility

Safe and easily accessible to persons with disabilities and unique requirements of any kind.



5.3. Smart, Digital and Future Proof:

Smart-digitally and seamlessly connected campus. The entire Project must be future proof with built-in flexibility to accommodate the technical and pedagogical advances in the foreseeable future.

5.4. Open and Barrier Free:

Open and barrier-free and allow for social interaction. Design built spaces to integrate with the natural slopes and optimising the amount of cutting and filling by placing the built forms at strategic heights and locations and accessible terraces for interactive activities.

5.5. Flexibility in space planning:

To cater for different functional requirements of user with creative indoor spaces, surroundings, better circulation and flexibility in space planning.

5.6. Low maintenance:

Integrated designs of electrical, mechanical and other services with structural system and construction methodology with low maintenance.

5.7. Climate responsive Architecture:

Integration of daylight and electric light, thermal comfort, ventilation and highest performance standards for work space efficiency.

5.8. Green Building principles:

Use of low embodied energy materials and local/reused materials and consideration of green building principles.

5.9. Water and Waste Management:

Water and solid waste management with waste water recycling, water conservation and rain water harvesting.

5.10. Ease in construction

The building(s) proposed to be developed should be amenable to latest systems of construction technologies (Monolithic/ Prefab) for enabling repeatability and fast track and ease in construction.

5.11. Low energy consumption:

Lower embodied energy of material and lower energy consumption in the proposed complex.



6. Scope of Work

- 6.1. To carry out necessary **Survey** of the permanent campus site at Lengpui to revisit & update the Master Plan.
- 6.2. Prepare fresh copy of the **Master Plan** of the permanent campus along with the following-
 - 6.2.1. Land Use Plan (keeping into consideration that the site is a Riverine Reserve Forest along with the accepted Land Use Plan)
 - 6.2.2. Landscape Plan
 - 6.2.3. Conceptual design & drawings.
 - 6.2.4. Graphic design and signage.
 - 6.2.5. Phasing strategy.
- 6.3. Prepare **Design Basis Reports (DBRs)** for all disciplines such as Architectural, Civil, Structural, Electrical, Plumbing/PHE, Firefighting, HVAC, LV systems (CCTV, Data Networking, Access Control, EPABX, PA system, Fire Alarm, IBMS, Audio-visual system etc.). These are to be based on National Building Code 2016, latest BIS/equivalent International Codes or Internationally accepted SOPs.
- 6.4. Prepare **Preliminary Cost Estimate** for the work mentioned in the List of buildings/ infrastructure and Area statement (as per latest CPWD PAR/ prevailing market rates).
- 6.5. Prepare **Architectural Drawings** including Interior planning/designing, specifications of roof/ floor/ wall/ ceiling/ cladding finishings/ paints, door/window/gates schedule etc all complete of the Academic, Administrative, Residential buildings and necessary infrastructure facilities included in the list of buildings/ infrastructure and area statement provided by NIT Mizoram including the following-
 - 6.5.1. **Infrastructure** (Building Layouts, Electrical layout, Fire Fighting layout, Road Network, Security Cabins, Entrance Gate, Culverts, Pathways, Street Lighting, Water Supply and Drainage details, Stormwater Drainage, External & Internal Electrification, Parking Facilities, and Any Other Infrastructure deemed necessary to keep the Campus Safe, Eco-Friendly, and connected)
 - 6.5.2. **Utilities** (STP (Sewage Treatment Plant), WTP (Water Treatment Plant), Security systems, HVAC systems, Integrated Building Management Systems, Lifts, ESS (Energy Storage Systems), Transformers, DG sets, Solar Energy Harvesting, etc)
 - 6.5.3. **IT Facilities** (Safety and Surveillance system, Data and voice LAN/WAN network, Audio-visual and CCTV systems in lecture halls, tutorial rooms, meeting rooms, etc)



- 6.5.4. **Furniture & Fittings** (work stations and furnishings for offices, classrooms, lecture halls, tutorial rooms, auditorium, hostels and dwelling Units and any other built spaces within the campus.)
- 6.5.5. **Greeneries** (Water bodies, landscaping, hardscaping horticulture, irrigation system, gardens/parks, etc)
- 6.5.6. **Sports Facilities** (Play Grounds, Sports/ Activity Halls, Equipment, Gyms, etc.)
- 6.5.7. **Any other necessary components**, including Access Design for differently abled persons, facilities with special fixtures etc.
- 6.6. Prepare **Tender documents** including all necessary drawings, specifications, general conditions, special conditions, scope of work, detailed /tender estimate, payment schedule, time schedule (Gantt Chart) etc in discussion with NIT Mizoram-
 - 6.6.1. For engaging EPC Contractor for detailed design, engineering, and construction.
 - 6.6.2. For engaging detailed design engineering consultant for any balance work.
 - 6.6.3. For engaging contractors for execution of building works for any balance work.
 - 6.6.4. For supply of items necessary to be procured directly by NIT Mizoram.
- 6.7. **Review and Report** on deliverables viz. detail engineering, O&M manuals etc. submitted by Contractors selected for EPC work/ design engineering/ construction.
- 6.8. Obtain a minimum **GRIHA 3-star** rating for campus development, including necessary analysis, documentation, coordination, submission, assistance etc.
- 6.9. Obtain **all statutory approvals** required from the local/ state/ central authorities and other stakeholders as applicable, including incorporating comments, observations, etc., performing all activities, preparing documentation, and coordination, liaison etc. as necessary.
- 6.10. Provide for any other incidental and other activities not explicitly mentioned but required for carrying out the scope of work including preparation of any other necessary/relevant/ essential documents/diagrams/ drawings/ tender documents (including all necessary drawings, specifications, scope of work, price schedule, detailed /tender estimate, payment schedule, time schedule (Gantt Chart)) etc.



7. List of buildings/ infrastructure and Area statement

Sl. No	BUILDINGS/ INFRASTRUCTURE	Nos.	CAPA CITY	AREA (SqM)
1	ACADEMIC BUILDINGS			
2	TOTAL AREA OF ACADEMIC BUILDINGS			14523
3	Lecture Theatres			
4	100-seater (BS/HSS-2 Nos. + Engg Drawing -1 Nos.)	3	300	450
5	60-seater (B. TECH. 2nd, 3rd, 4th YR)	15	900	1350
6	30-seater (Masters)	8	240	360
7	200-seater (COMMON SEMINAR HALLS -ADMIN)	2	400	600
8				
9	Total Student capacity for Lecture Seats		1840	
10	TOTAL LECTURE THEATRE AREA			2760
11	Faculty Rooms @ 15 sqm/ Room	60		900
12	RA and PhD Scholars Rooms (@9 Sqm/person)	60		540
13	Administrative Areas of Departments (for 5 departments)			
14	HoD Rooms (20 SqM each)	6		120
15	Dept. Library cum Documentation (20 SqM each)	6		120
16	Administration (20 SqM each)	6		120
17	Pantry	6		60
18	Toilets	6		60
19	Meeting Room 30-person capacity	6		243
20	TOTAL LOBBY AREA OF 175 SQM EACH	6		1050
21	LIBRARY	1		1000
22	LABS AND WORSHOPS			
23	MATERIAL STORES, 125Sqm /store	10		1250
24	LABS	6		5400
25	COMPUTER CENTER FACILTIES OF 150	1		500
26	CAPACITY EACH (500 SqM)			
27	ENGG WORKSHOP	1		400
28	TOTAL ACADEMIC AREAS			11763
29	ADMINISTRATIVE BUILDING			
30	TOTAL AREA OF ADMINISTRATIVE BUILDING			1955
31	Director, Deans, Registrar, secretariat @ 35 Sqm/officer	15		525
32	Open offices for 10 persons @ 9 Sqm	10		900
33	Conference hall/ Placement of 45-person capacity each	3		180



34	Waiting Hall (40 SqM)	2		80
35	Lobby (50 Sqm each)	2		100
36	Canteen (50 Sqm each)	1		50
37	Toilet (20 Sqm each)	4		80
38	Pantry (20 Sqm each)	2		40
39	RESIDENTIAL (TOTAL)			31750
40	HOSTELS			20250
41	Hostel double seater, @ 22 sqm/seat, 5 Hostel Bldg	5	170	18700
42	Dining Hall	5	100	500
43	Security Guard	5	10	50
44	Kitchen	5	150	750
45	Recreation Hall	5	50	250
46	RESIDENTIAL			
47	DIRECTOR'S RESIDENCE			1 250
48	STAFF AND FACULTY: Faculty Residential @ 150 Sqm/unit, limited	75	150	11250
49	GENERAL AND STUDENT AMENITIES			2800
50	Shops @ 10 Sqm	15	20	300
51	Creche, dispensary, faculty common facility	1	300	300
52	Guest Rooms	10	50	500
53	Student Activity Multipurpose Hall	2	500	1000
54	ESS (Generator Room)	1	100	100
55	Security Control (CCTV)	2	100	200
56	ESS Panel	2	100	200
57	Canteen Building	2	100	200
58	OPEN MISC FACILITITES (AS PER DESIGN AND REQUIREMENT)			
59	COVERED CAR PARKING			
60	OPEN AIR THEATER (PARTIALLY COVERED)			
61	PLAY GROUND			
62	COVERED COURTS (2 NOS. BADMINTON, 1 NOS. BASKET BALL)			
63	UTILITY STRUCTURES (Solid & other waste management systems like STP and WTP, Power backup system (AC & DC), Fire detection and fire-fighting systems, HVAC systems in selected areas, BMS, lifts, external & internal electrification, Security system, Water supply and drainage, Rain Water Harvesting Works)			
64	BOUNDARY, GATES AND SECURITY POSTS			



65	INTERNAL ROADS, DRAINS, CULVERTS, RETAINING WALLS, LANDSCAPING			
66	ALLIED INFRASTRUCTURE: <ul style="list-style-type: none">❖ Solar Energy Harvesting, Data and voice LAN/WAN network, Audio-visual and CCTV systems in lecture halls, tutorial rooms, meeting rooms.❖ Fittings, furniture, including work stations, and furnishings for offices, classrooms, lecture halls, tutorial rooms, Auditorium, Hostels and Dwelling Units etc.❖ Parking facilities for residents, students, faculty, staff and visitors.❖ Appropriate safety and surveillance system, including CCTV, Signage❖ Any other infrastructure deemed necessary to keep the campus safe, eco-friendly, and connected.			
66	TOTAL INFRASTRUCTURE PROPOSED			51028

NOTE: Space requirement, areas etc., mentioned are tentative and shall be finalised in consultation with NIT Mizoram during preparation of detailed drawings. These requirements shall be incorporated in design and detail Architectural drawings without time and cost implication to NIT Mizoram



8. Selection Procedure

The system of evaluation of bids shall be QCBS (Quality and Cost Based Selection as per GFR 2017). The Three-Stage Selection Process shall be carried out for the finalisation of the Campus Architect, described briefly as in Table 8.1

Table 8.1: The Selection Process

Stage	Description
Stage 1	<p>This is only to prepare a shortlist of maximum upto 10 applicants based on the objective evaluation of credentials of prospective consultants who fulfil the mandatory eligibility criteria.</p> <p>If more than 10 Applicants clear the mandatory criteria, the Evaluation/Selection criteria given on Table 10.1 shall apply to shortlist up to a maximum of 10 Applicants based on Technical Scores received.</p>
Stage 2	<p>Request for Proposal (RFP) shall be given to the Applicants shortlisted after Stage-1, and they shall be required to submit separate "Technical Proposal" and "Financial Proposal" as per the prescribed procedure. Details regarding this stage shall be provided in the RFP document to be issued later.</p> <p>Technical Proposals shall include drawings, sketches, diagrams or digital walkthroughs and other information that can concisely and yet comprehensively explain Applicant's design philosophy, concept and approach proposed for developing the Smart- Eco-Campus of NIT Mizoram. Applicants must make a preliminary presentation before a Committee appointed by NIT Mizoram.</p> <p>Applicants will also submit three hard copies of this all presentations. Applicant consultant is also required to submit a precise brief paper on approach & methodology under following topics-</p> <ul style="list-style-type: none">• Architects understanding of requirements given in the brief• Composition of the team with emphasis on Team leader and his standing in the field of urban office/ residential/ institutional/Hospital/commercial complexes design.• Design Methodology & Approach proposed for performing assignment• Comments on the total project demonstrating bidders' knowledge and understanding of project requirement.• Quality Assurance system for consultancy assignment• Urban Form (Synchronization with existing) Landscape (Site utilization)



	<ul style="list-style-type: none">• Energy Efficiency /Green Building concept for Energy efficiency and water efficiency along with simulation to showcase the buildings energy performance.• Traffic/Transportation study. <p>At the end of stage 2, five (5) of the 10 will be shortlisted and asked to make a presentation.</p> <p>If however, NIT Mizoram deems that the number of eligible candidates shortlisted in Stage-I are few, NIT Mizoram may skip/merge this Stage or Stage-II and provide the RFP Document and ask for submission of presentation mentioned in Stage-III.</p>
Stage 3	<p>Presentation:</p> <p>The shortlisted applicants (up to a maximum of five) invited for the Stage-3 shall submit their FINAL PRESENTATION on Design Proposal for the Campus Master Plan and proposed framework for its implementation, monitoring and evaluation before the BOARD OF GOVERNORS or a committee constituted by it.</p> <p>The proposal shall be a detailed one at this stage, including the scaled drawings, consisting of 3D (three-dimensional) visualisation, technological proposals, costs involved, timelines and deliverables, etc., duly supported by data.</p> <p>The details of documents, drawings, reports and the procedure for their submission and other requirements including evaluation criteria at this stage shall be as given in the RFP document.</p> <p>The Financial Proposals shall consist of the fee payable for the scope of services and other details. Only prequalified Applicants will be allowed to participate in Technical Proposal (stage 3) and Financial Bid.</p>
	<p>The Evaluation Committee will evaluate design proposals, based on the detailed technical criterion specified in the later sections, to select TOP THREE designs and list them in the order of merit. All the TOP THREE applicants of this selection stage (Stage 3) will be given a cash award of Rupees 5 lakh (Rupees Five Lakh only) each.</p> <p>However, in the case of the Consultant Architect who is finally awarded the assignment/work, the amount of the cash award will be adjusted against total payment of the consultancy fee.</p>
	Financial Proposals only of TOP THREE Applicants (T1, T2 and T3) shall be opened on the designated date and time.



	<p>Based on the marks awarded and the marks obtained in the technical proposal and the financial proposal (submitted in Stage-II), the three shortlisted Applicants will be ranked on the combined total score. Weightages for calculating the combined total score will be as follows:</p> <p>Technical Proposal (70% weightage), Financial Bid (30% weightage)</p> <p>The Financial Bid weightage will be calculated as per the formula:</p> $(Fn) = (\text{Lowest Price} / \text{Bidder's Price}) * 100 * 30\%$ <p>At this stage, the Applicant whose combined score is highest (H1) shall win the Contract.</p> <p>If, however, there is a tie/ the quoted rates are deemed too high by NIT Mizoram, the Institute may hold Reverse Auction for finalising award of work.</p>
	<p>Note:</p> <p>The IPR (Intellectual Property Rights) on the design and proposals submitted by all the Applicants shall rest with NIT Mizoram.</p>



9. Mandatory Eligibility Criteria

Interested firms should meet the following pre-qualification criteria before deciding to submit an EOI response:

- 9.1 The Applicant may be an individual, a firm, a joint venture, or a consortium. In case of a joint venture or a consortium, the Applicant must submit a document signed by all the members of the participating organisations stating the name of the lead member. The lead member should have been registered with the Council of Architecture (CoA), India.
- 9.2
 - a) If the Applicant is a Joint Venture with foreign Consultant(s)/Firm(s) /Company(ies), the lead Partner/Firm/Company should be a(an) architectural /planner/ designer consultant /firm/ company registered in India and the credentials and experience of the lead architect/planner/ designer consultant/firm/ company/ registered in India with Council of Architecture, India alone will be considered for the purpose of Evaluation of their EOI cum Eligibility Bid.
 - b) JVs/Consortia applicants should have executed at-least 3 to 5 years prior and designed at-least three major projects.
- 9.3 The Applicant /Lead Member should have at least ten years' experience (ten years, would be calculated based on the date of registration of the Applicant /Lead Member with CoA till the last date for submitting the EOI) in the field of architectural planning, design, and preparation of detailed architectural drawings.
- 9.4 The Applicant should have satisfactorily planned, designed, and completed a similar Project/ Work of Master plan of campus as given below, during the last 7 (Seven) years ending last day of the month previous to the month in which the EOI cum Eligibility Bid is invited.
 - a. At least one Project costing not less than Rs. 220 Cr
or
 - b. Two projects, each costing not less than Rs. 139 Cr.,
or
 - c. Three projects, each costing not less than Rs 111 Cr

Note: The Cost is indicated only for the civil infrastructure works.



9.4.1 For this purpose, "Similar Project/Work" means "Work of Preparation of comprehensive Architectural Master plan and layout of Educational Institute Complex (es) with detailed Architectural planning and design of Academic buildings and connected ancillary facilities and MEP services" only.

9.4.2 Work experience certificate from the public sector or from public listed company/private company/Trusts having annual turnover of Rs 500 crore and above subject to the same being issued from their Head office by a person of the company duly enclosing his authorisation by the Management for issuing such credentials. Certificate from the private individual shall not be accepted.

9.5 **Nonperforming Contracts and Litigation:** Bidder shall furnish documentary evidence to demonstrate that.

9.5.1 Non-performance of a contract did not occur within the last 5 years, based on all fully settled disputes or litigation information.

9.5.2 Financial implications of all pending litigation shall in total not exceed 10% of the Bidder's net worth.

9.5.3 Failure to sign a contract after receiving a notice of award has not occurred in the past 5 years.

9.6 **Turnover:** The Applicant should have an average Annual Financial Turnover of Rs. 83 Lakh (exclusively from design and consultancy services) during the last three consecutive financial years ending 31st March 2025. The financial year in which no financial turnover exists will be counted as zero Financial Turnover for that particular year for calculating the average.

9.7 **Financial Viability:**

9.7.1 The average coefficient of Current ratio (Current Assets / Current Liabilities): Greater than 1

9.7.2 The average coefficient of Debt ratio (Total Debt / Total Assets): Less than 1

9.8 **Financial Liquidity:**

9.8.1 Access to Funds: Bidder should have access to or has available liquid assets, lines of credit and other financial means, other than any contractual advance payments, to meet 3 months' cash flow of the estimated bid value net of applicant's commitments in this



period for other contracts.

9.8.2 The net worth: The Net Worth of Bidder firm (or principal of authorised representative) should not be negative on 'The Relevant Date' and should not have eroded by more than 30% in the last 3 years.

9.9 The applicant/organisation shall be ineligible to submit a proposal if it (in case of a consortium or joint venture, any of its constituents) has been barred or blacklisted by any Central and/or State Government in India or by any organisation funded by them.

Note to Applicant Bidder:

- 1) The audited balance sheet and/or banking reference certified by a chartered accountant with stamp, signature and UDIN number shall be submitted by Bidder along with the bid. Banking reference (from a Scheduled Bank in India, and it should not be more than 3 months old as on date of bid submission) should contain in clear terms the amount that the bank shall be in a position to lend for this work to the applicant/ member of the Joint Venture/ Consortium. If the Current Net Assets (as seen from the Balance Sheets) are negative, only the Banking references shall be considered. Otherwise, the aggregate of the Current Net Assets and submitted Banking references shall be considered for working out the Liquidity. Failure to submit any of the two documents as evidence of financial capacity may result in the rejection of the bid. The statement must be counter-signed by an authorized representative of the Bidder.
- 2) Subcontractors' experience and resources shall not be considered in determining the Bidder's compliance with the qualifying criteria unless otherwise stated in the Qualification Requirements above.



10. Evaluation and Selection Criteria

If more than 10 Applicants clear the mandatory criteria, the following selection criteria shall apply to shortlist up to a maximum of 10 Applicants.

- 10.1 In the first stage, the Technical Proposal will be evaluated based on the Applicant's experience, their understanding of the TOR (Terms of Reference), proposed methodology and work plan, and the experience of Key Personnel. Only those Applicants whose Technical Proposals get a score of 60 (sixty) marks or more out of 100 (one hundred) shall qualify for further consideration and shall be ranked from highest to the lowest based on their technical score (TS).
- 10.2 Each Key Personnel must score a minimum of 60% (sixty per cent) marks.
- 10.3 The scoring criteria to be used for evaluation shall be as given in Table 10.1.

Table 10.1: Scoring Criteria

Sl. No	Parameter	Maximum Marks	Criteria
1.	Relevant Experience of the Applicant	35	<p><i>25% of the maximum marks shall be awarded for the number of Eligible Assignments undertaken by the Applicant firm.</i></p> <p><i>The remaining 75% shall be awarded evenly for: Comparative built-up area of the largest "Eligible Assignment". Cumulative Area of "Relevant Assignments". Financial Capacity of the Applicant as derived from Annexure 5.</i></p>
2.	Proposed Methodology and Work Plan	10	<p><i>Evaluation will be based on the quality of submissions of the work plan as submitted in Annexure- 13 If required, a presentation may be requested from the Applicant in front of the authority on designated date & time to be communicated separately.</i></p>



3	Innovativeness in Design & Approach	15	<i>Innovative approaches used to achieve outcomes consistent with the design brief</i>
4.	Relevant Experience of the Key Personnel	40	<i>As detailed in Table 10.2</i>
4(a)	Master Planner	8	
4(b)	Principal Architect	8	
4(c)	Principal Structural Engineer	4	
4(d)	Design Manager	3	
4(e)	PHE Expert	3	
4(f)	Environmental & Sustainability Expert	3	
4(g)	Quantity surveyor	3	
4(h)	Energy and Electrical Systems Engineer	3	
4(i)	Thermal Comfort Design (HVAC) Expert	3	
4(j)	Specialist/Design Experts	2	<i>AV, Acoustics, interiors space planning other services</i>
Grand Total		100	

Note: If in-house services are not available for Sr nos. 4(c), 4(d), 4(e), 4(f), 4(g), 4(h), 4(i), 4(j), the MOU with the Professional personnel /companies must be furnished.

10.4 While awarding marks for the number of Eligible Assignments, the Applicant or Key Personnel who have undertaken the highest number of Eligible Assignments shall be entitled to the maximum score for the respective category. All other competing Applicants or respective Key Personnel, as the case may be, shall be entitled to a proportionate score. No score will be awarded to an Applicant/Key Personnel for fulfilling the eligibility criteria of a minimum number of Eligible Assignments. Only projects exceeding the eligibility criteria shall qualify for scoring. By way of illustration, if the minimum number of Eligible Projects for



meeting the eligibility criteria is, say, 3 (three), then an equivalent number will be ignored for each Applicant/Key Personnel. Only the balance remaining will be considered for awarding scores relating to the number of Eligible Assignments on a proportionate basis. However, for assigning scores in respect of the size and quality of Eligible Assignments, all Eligible Assignments of the Applicant / Key Personnel shall be considered.

10.5 Provided further, that in case of a Consortium, experience against Eligible Assignments or Financial Capacity of individual Members shall be added to arrive at the total experience of the Consortium for evaluating eligibility as well as for scoring.

Apart from revenue of joint projects executed will be considered.

10.6 The evaluation criteria for key personnel are given in Table 10.2.

Table 10.2: Evaluation Criteria for Key Personnel

	PARAMETERS	MARKS	
		<i>General Qualifications</i>	<i>Total Marks of 30%</i>
A1.	<i>Educational Qualifications</i>		10%
A2.	<i>Professional experience</i>		15%
A3.	<i>Professional registrations/certifications/ trainings</i>		5%
	<i>Adequacy for the Assignment: Project-related</i>	<i>Total Marks of 70%</i>	
B1.	<i>Number of Eligible Assignments undertaken</i>		35%
B2.	<i>Duration of Experience in Eligible Assignments</i>		30%
B3.	<i>Number of International Eligible Assignments</i>		5%
TOTAL MARKS			100%

10.7 Availability of Key Personnel: The Applicant shall offer and make available all Key Personnel meeting the requirements specified in 10.8.

10.8 Conditions of Eligibility for Key Personnel: Each of the Key Personnel should fulfil the Conditions of Eligibility specified below in Table 10.3.

Table 10.3: Conditions of Eligibility for Key Personnel:

Key Personnel	Educational Qualification###	Length of Professional Experience (Years)



1	<i>Master Planner</i>	<i>Graduate degree in Architecture with Postgraduation in Architecture/ Planning or Design.</i>	Minimum of 20 years' experience and should have worked as a Master planner on 2 (two) Architecture and Engineering Consultancy Projects/ similar eligible assignments. Expertise in landscape planning
2	<i>Principal Architect</i>	<i>Graduate degree in Architecture with Postgraduation in Architecture/ Planning or Design.</i>	Minimum of 20 years' experience and should have worked as Principal Architect on 2 (two) Architecture and Engineering Consultancy Projects/ similar eligible assignments.
3	<i>Principal Structural Engineer</i>	<i>Should have master's degree in Civil Engineering (Structural).</i>	Minimum of 15 years' experience in designing various types of structures. i.e., RCC, steel, prestressed concrete and knowledge of latest construction technology with specific experience in high-rise, towers, large span structures, bridges, and steel structures. Should also have experience in designing buildings in composite structures, structural steel, prefab, large column-free spans, etc. Knowledge of the latest construction technology is desirable.
4	<i>Design Manager</i>	<i>Master's in architecture/ Urban Design/ Urban Planning.</i>	Minimum of 15 years' experience in designing and managing similar eligible assignments. The person should be proficient in BIM/ similar platforms and have rich experience executing projects on the BIM platform. Should be available for the entire duration of construction of the Project.



			Should have worked on at least 2 (two) similar eligible assignments.
5	<i>PHE Expert</i>	<i>Should have bachelor's degree in Civil / Mechanical Engineering with master's degree in Water Resources/ Irrigation /Environmental Engineering / Hydraulics/ Public Health Engineering.</i>	Minimum of 10 years of experience in planning & management of water, drainage & stormwater, wastewater systems, and experience with the latest national and international standards. Should have experience with the latest hydraulic design software (Water Gems, Sewer Gems etc.). Should have experience in the latest hydraulic design soft wares. Should have worked on 2 (two) similar eligible assignments.
6	<i>Environmental & Sustainability Expert</i>	<i>Postgraduate in relevant field.</i>	Minimum of 10 years of experience and complete experience of Healthcare, Institutional, government facilities, Multi- storey, Infrastructure, hospitality, commercial, retail, utilities, and services projects primarily detailed design and implementation (construction phase) as Environmental & Sustainability Expert. Shall have Environmental & Sustainability Professional Credentials such as IGBC AP or LEED AP.



7	Quantity Surveyor	<i>Should have a bachelor's degree in civil engineering.</i>	Minimum of 10 years of experience in large scale construction and infrastructure projects in preparation of BOQ and quantity estimation. Should have worked on 2 (two) similar Eligible Assignments.
8	Energy and Electrical Systems Engineer	<i>Should preferably have a master's degree in electrical engineering.</i>	Minimum 10 years of experience in large healthcare, institutional, multi-story, Infrastructure, hospitality, commercial, retail, utilities projects. Should also be expert in renewable energy power generation.
9	Thermal Comfort Design Expert (HVAC)	<i>Should preferably have a master's degree in mechanical engineering.</i>	Minimum 10 years of experience in large projects, including but not limited to Healthcare facilities, Government and Educational Institutions, exhibition and convention centers, airport terminals, hotel buildings etc. Should have experience in designing and executing at least one district cooling complex for a built-up area over 1,00,000 Sq. m. Should have worked on at least 2 (two) similar eligible assignments.

###In case of equivalent qualifications, the responsibility to prove the equivalence shall lie with the Applicant.

Note: Where credit is being claimed by Key Personnel, they should have substantially worked in the claimed eligible assignment prior to PDD (Project Design Document). Project completion certificate/ experience certificate/ educational qualification certificates etc should be submitted wherever applicable in support of claims made against eligibility criteria in **Table 10.2 & Table 10.3**.



11. Instruction to Applicants/ Bidders

- 11.1 The Applicant shall go through and study this document thoroughly, submit all necessary documents including all Annexures duly filled with supporting documents. Incorrect, incomplete, inadequate information will lead to rejection of the application.
- 11.2 The Applicant shall bear all costs related to the preparation and submission of this EOI. NIT Mizoram shall in no case be liable or responsible for these costs regardless of the conduct and outcome of the selection process.
- 11.3 Canvassing in any form will lead to summary rejection of the application.
- 11.4 The document formally asking for a Request for Proposal (RFP) shall be issued later by NIT Mizoram to the shortlisted applicants. The contents of the RFP shall take precedence over the brief requirements stated elsewhere in this document.
- 11.5 Applications received will not be acknowledged. However, the applicants shall be informed of the status of their application once the shortlist is prepared. No separate correspondence shall be entertained in this respect.
- 11.6 Applicants shall submit self-attested copies of certificates, appointment letters, work orders, agreements, references, firm registration, Registration with Council of Architecture, India etc., as proof of eligibility.
- 11.7 References, information and certificates from the respective clients certifying suitability, technical knowledge or capability of the Applicants should be signed by an officer not below the rank of Executive Engineer or Director of Firm or his authorized signatory.
- 11.8 All documents, drawings, maps, and other information provided by NIT Mizoram for the EOI shall remain property of NIT Mizoram. All information and documents submitted as part of the EOI application shall become the property of NIT Mizoram.
- 11.9 Applicants should make their own arrangements to visit the permanent Campus site, as per the location furnished.



11.10 Applicants are requested to submit in hard copy only with authorised signature and seal.

11.11 Soft copy by mail / other modes will not be accepted as proof of the following documents and any other relevant documents.

11.11.1 Experience of the Firm:

- Number of years of experience
- Experience in designing/planning of similar nature
- Declaration of non-performing contracts and litigation.

11.11.2 Experience of Key Personnel:

- Qualifications
- Relevant Experience

11.11.3 Financial Strength of the Consultant:

- Turnover figure for a minimum of last 4 years
- Net Profit Figure for a minimum of last 4 years
- Financial Viability
- Financial Liquidity

11.12 Relevant documentary proof for the above MUST be submitted along with the EoI. The Institute reserves the right not to consider any parameter for which proof is not submitted. The decision of the Evaluation Committee on the relevance, validity, applicability, and admissibility of the proof submitted would be final and binding on applicants.

11.12.1 Sufficient information and valid proof for each parameter/factor assigned for calculating the marks in the evaluation criteria shall be submitted.

11.12.2 If such information/proof is not furnished for any parameter/factor, the Institute reserves the right to award ZERO (0) marks to that parameter/factor.

11.13 NIT Mizoram reserves the right to reject any or all applications without assigning any reason. NIT Mizoram also will not provide any explanation to the applicants related to the shortlisting and selection process. The decision of NIT Mizoram in this respect shall be final and binding on all applicants.

11.14 The Applicants shall not be allowed to participate in this EOI in case near



relative of any of the Primary Architect/ Consultant/ Director of the Applicant is an employee of NIT Mizoram. Any breach of this condition by the Applicant would render him liable to be debarred for a period upto two years from participating in any EOI/tender/RFP in NIT Mizoram as decided by the competent authority of NIT Mizoram.

NOTE: By the term "near relatives" is meant wife, husband, parents and grandparents, children and grandchildren, brothers and sisters, uncles, aunts and cousins and their corresponding in-laws.

11.15 No engineer of gazetted rank or other gazetted officer (Group 'A') employed in engineering or administrative duties in an engineering department of the Government of India working as a Consultant/ Architect/Director/Project Manager/employee of such company/firm shall be allowed to participate in this EOI for a period of one year after his retirement from government service without the previous permission of Government of India in writing. This contract is liable to be cancelled if either the Applicant or any of his employees is found at any time to be such a person who had not obtained the permission of Government of India as aforesaid, before submission of the tender or engagement in the Consultancy service, as the case may be.

11.16 This EOI will form part of the agreements.

11.17 Applicants may submit their applications with all relevant enclosures in the prescribed format for "EOI FOR SELECTION OF ARCHITECTURAL CONSULTANT FOR PROVIDING CONSULTANCY SERVICES FOR COMPREHENSIVE ARCHITECTURAL & ENGINEERING PLANNING AND DESIGNING OF BUILDINGS AND NECESSARY INFRASTRUCTURE FOR THE PERMANENT CAMPUS OF NIT MIZORAM AT LENGPUI, AIZAWL " to -

The Registrar,
National Institute of Technology Mizoram,
Administrative Building,
Chaltlang Dawrkawn, Aizawl,
Mizoram-796012.



Annexure 1: Affidavit

AFFIDAVIT

(To Be Sworn on a Non-Judicial Stamp Paper of Rs.100/-)

*I/we.....

*Director/ Proprietor/ Partner of (mention name of the organisation and its complete address) do hereby solemnly affirm and declare as under:

1. That * I/we.....*am/are registered as (mention name of *firm/company/ Consortium) vide Registration No..... under the provisions of (mention the name of the Act).
2. That *I/we.....have applied in response to the Invitation for Expression of Interest of NIT Mizoram for appointment as Architectural Consultant for **Providing Consultancy Services for Comprehensive Architectural & Engineering Planning and Designing of Buildings and Necessary Infrastructure for the Permanent Campus of NIT Mizoram at Lengpui, Aizawl, Mizoram.**
3. That..... (mention name of organisation) is eligible to submit the aforesaid proposal as neither the Applicant has been barred nor blacklisted by the Central Government and/or any State Government of India or by any organisation funded by them at any time prior to the date of submitting this affidavit.
4. That..... (name of the organisation) or any of its constituents during the last three years has neither failed to perform on any agreement nor was expelled from any project or agreement nor any agreement terminated for any breach by the applicants or any of its constituents.
5. That an annexure attached to this affidavit gives a list of all contracts of (mention name of the organisation) or any of its constituents with the state/central government/government (public) sector organisations that are in arbitration.

DEPONENT

VERIFICATION

*I/we.....the above-named deponent do hereby verify that the contents of the aforesaid paragraphs 1 to 5 are true and correct to the best of *my/ our knowledge and belief and nothing is concealed there from.

Verified at (place) this Day of

(Strike off whichever is not applicable)

DEPONENT

Note: Deponent will be the authorised signatory of the Applicant



Annexure 2: Format for Letter of Expression of Interest

[On Company's/Firm's/Lead Member's (in case of Consortium) letterhead]

Ref: _____

Date: _____

The Director,
National institute of Technology Mizoram, Administrative Building, Chaltlang
Dawrkawn, Aizawl, Mizoram-796012.

SUBMISSION OF EXPRESSION OF INTEREST

"Providing Consultancy Services for Comprehensive Architectural & Engineering Planning and Designing of Buildings and Necessary Infrastructure for the Permanent Campus of NIT Mizoram at Lengpui, Aizawl, Mizoram"

Dear Sir,

We hereby submit our expression of interest for consultancy services as explained in the Invitation for Expression of Interest for the aforementioned Project. In support, we submit all the necessary information and relevant documents (one original and one copy) for our participation in the procedure for short listing of applicants as a part of the selection process.

The submission is made by us, on behalf of in the capacity of duly authorised to submit the expression of interest.

(In case of a consortium, the following paragraph should be added)

This submission is made on behalf of the proposed consortium comprising and (Applicant to state the name of each member) of which (Applicant to insert name of the lead member of the joint venture) has agreed to act as lead member.

We hereby submit our willingness to get shortlisted for our participation in the process for identifying the Consultant by the aforementioned design.

We understand that NIT Mizoram reserves the right to reject the submission, without assigning any reason.

Yours faithfully,

Signature of Applicant:

Name of Signatory:

Designation:

Name and address of firm:

Contact number:

Email:

Enclosures:

1. Copy of Board Resolution/ Power of Attorney or Authority letter authorising the representative to sign on behalf of the Company/ firm or the Consortium as the case may be.
2. Confirmation by the Consortium members authorising the Lead Member to sign on behalf of the Consortium.



NATIONAL INSTITUTE OF TECHNOLOGY MIZORAM

(An Institution of National Importance under Ministry of Education, Govt. of India)
CHALTLANG, AIZAWL, MIZORAM – 796012

REF. NO. NITMZ/ESTATE/11-1/2025/1294

DATE. 17.07.2025

Annexure 3: Format for Letter of Consortium

[On each Company's/Firm's letter head]

Ref: _____

Date: _____

The Director,
National institute of Technology Mizoram, Administrative Building, Chaltlang
Dawrkawn, Aizawl, Mizoram-796012.

SUBMISSION OF EXPRESSION OF INTEREST

"Providing Consultancy Services for Comprehensive Architectural & Engineering Planning and Designing of Buildings and Necessary Infrastructure for the Permanent Campus of NIT Mizoram at Lengpui, Aizawl, Mizoram"

Dear Sir,

We wish to confirm that our company/ firm has formed/ Consortiumand.....(members to insert names of all other members of the group) for getting shortlisted for the above assignment.

The Consortium will be led by (name of the lead member), whom we hereby authorise to act on our behalf for the purpose of applying for Expression of Interest. In the event of our group being invited to submit proposals against RFP issued by NIT Mizoram for the subject work, we agree to be jointly and severally liable to NIT Mizoram, its successors and assigners for all obligations, duties and responsibilities arising or imposed by any contract subsequently entered between NIT Mizoram and our group.

Yours faithfully,

Signature of Applicant:

(Should be signed by authorised representative of Applicant or the lead member in case Applicant is a consortium)

Name of Signatory:

Designation:

Name and address of firm:

Contact number:

Email:

Enclosures:

1. Copy of Board Resolution/ Power of Attorney or Authority letter authorising the representative to sign on behalf of the Company/ firm or the Consortium as the case may be.



Annexure 4: Expression of Interest Questionnaire

1.	Name of Applicant:
2.	<p>State the structure of the Applicant's organisation: (Applicants to indicate as appropriate)</p> <ul style="list-style-type: none">1. Proprietary concern2. Partnership firm3. Private Limited Company4. Public Limited Company5. Joint Venture6. Consortium7. Educational Institution8. Other (please specify)
3.	<p>Individual Applicant or lead member (in case of Consortium) to provide this information:</p> <ul style="list-style-type: none">1. Name of the company / firm:2. Individual applicant company / lead member of Consortium:3. Registration No. with the Country of Registration:4. Year of Registration:5. Registered address:6. Principal place of business:7. Address of Branch Offices (own):8. Whether wholly/ partially owned subsidiary of foreign Company: Yes/No If, please give details:9. Name and address of Principal/ Parent Company (if applicable):10. Name of contact person:11. Contact person's designation:12. Address, telephone, fax no. email address of contact person:



4. For applicants who are in Consortium, state the following information for each member of Consortium (include additional sheet if required):

1. Name of the Company / Firm:
2. Legal status of the Company:
3. Registration No. with the Country of Registration:
4. Year of Registration:
5. Registered Address:
6. Principal Place of Business:
7. Address of Branch Offices (own):
8. Whether wholly/ owned subsidiary or foreign Company: Yes/No
9. Name and address of Principal/ Parent Company (if applicable):
10. Name of contact person:
11. Contact person's designation:
12. Address, telephone, fax no., email address of contact person:

5. Does EOI application contain the Board Resolution/ Power of Attorney/ Authority Letter, which empowers the person or persons to sign the letter of application? **Yes / No**

If No, give reasons

6. State the number of years the Applicant (or each constituent member of the Consortium) has been in business, undertaking work similar in scope and nature of work for which short listing is sought.

Name	Number of years
1.	
2.	
3	

7. Individual applicant / each member of Consortium should compile a list showing their previous experience of work as per Proforma at Annexure 6 and 7 in the manner and for the period indicated in the Proforma (attach separate sheets duly referred as in response to question 7):

1 Do you authorise NIT Mizoram to make enquiries with any of the clients listed by the Applicant? **Yes/No**

2 Have you (each constituent member in the case of Consortium) provided information regarding previous work experience as per Annexure 6 & 7? **Yes / No**



Annexure 5: Details of Turnover of last 4-5 years

Individual Applicants (Lead Consultant) of Consortium should provide details of turnover for at least 5 years or more.

Attach proof of the financial statement* certified by an auditor and a Chartered Accountant

Year	Turnover (Exclusively Received from Design & Consultancy Services)

Note: Complete balance sheet for the above financial years duly certified by a Chartered Accountant should be attached.



Annexure 6: Applicant's Experience

Details of major works (maximum ten) executed during the last ten years

Sl. No	Name of work	Address & contact detail of the client	Role in participation Individual Member of Consortium	Description of actual services provided by Campus Architect	Date of commencement & Completion	Project cost INR in Rs	Tendered cost	Site area	Built-up area	Time for completion per tender

Name of Company/Firm:

Please give reasons if the actual cost was more than 10% above the tendered cost.

Please give reasons if the actual time for completion was greater than 10% above the original schedule.

Notes:

1. The information is to be given by individual Applicant or each member of the Consortium, including lead member, separately.
2. The list of works should be compiled as per the format above, giving reference to specific evaluation criteria for which the work is being listed.
3. Copy of supporting documents (in the form of a certificate from client/agreements/appointment orders/contract/certification provided by the Project owners) should be enclosed.
4. Where a currency conversion is used, specify the exchange rate and its date.



Annexure 7: Applicant's Experience: Project Details

Firm's Name: _____

1	Project name:
2	Country: Location within country:
3	Name of the client:
4	Address:
5	Name of the contact person: Title: Telephone no.: Email:
6	Approximate value of the Contract (INR in Millions):
7	Approximate value of the services provided by your firm under the Contract (INR in Lakhs):
8	Start date (month / Year): Completion date (month / Year):
9	Duration of assignment (months):
10	Total No. of staff months of the assignment:
11	Name of associated Consultants, if any:
12	No. of Professional staff-months provided by associated consultants:
13	Name of the senior professional staff of your firm involved and functions performed: (indicate most significant profiles such as Project Director / Coordinator, Team Leader)
14	Narrative description of Project and its nature:
15	Total campus area (in acre)
16	Total Built-up area constructed:
17	Brief description of the general specifications of the special features:
18	Any green technologies /features used: (particularly for climate control, energy, water, and waste management)

Note: Copy of supporting documents (in the form of certificates issued by client) should be enclosed



Annexure 8: CV of staff available with Applicants /each constituent member of the Consortium

Individual applicants or each constituent member of Consortium thereof must indicate the key professional staff employed (as on date of EOI notice) in the following indicative categories

Discipline	Experience > 20 years	Experience 10-20 years	Experience up to 10 years	Length of service in the organisation
Master Planner				
Principal Architect				
Structural Engineer				
Design Manager				
PHE Expert				
Environmental& Sustainability Expert				
Quantity Surveyor				
Energy and Electrical Systems Engineer				
Thermal Comfort Design Expert (HVAC)				

Notes:

- Applicants may add the field of specialisation as per their experience.
- Maximum two-page CV of each main member and key expert should be furnished.
- CVs of the executive head of the Applicants / lead member of Consortium and all other main members and key experts should contain the following heads:
 - a. Qualifications
 - b. Experience in years (separately for each individual field of expertise if more than one)
 - c. Name, nature, size of similar works handled and responsibility therein
 - d. Publications
 - e. Personal awards and recognition
 - f. Professional memberships
 - g. Other professional involvements (in fields of expertise) [Please attach proofs thereof at all places]



Annexure 9: Details of Any Two Major Projects

The Applicant may provide in this annexure, details of any two projects (preferably educational institutes) which in their opinion best present the firms ability to do justice to the design envisaged.

This should consist of the following:

- 1) One A3 size sheet giving a brief description of the Project and the data sheet with the following information:

Name of the Project	
Location:	
Land area:	
Built up area:	
Footprint (Plinth area):	
Area of roads:	
Connected electrical load:	
Population of the campus:	

- 2) Up to A2 to A3 size sheets giving the layout, detailed drawings (as samples),
- 3) Up to A2 to A3 size sheets giving the utilities distribution network, and
- 4) Up to A2 to A3 size sheets of visuals/photographs graphics of the Project.



Annexure 10: List of Awards of International Repute as well as awards by Central or State Governments

Sl. No.	Name of Award	Awarded by	Details of the work for which the award is given

Note:

1. Copy of the citation or the award should be submitted duly self-attested as proof.
2. Brief details about the work, including the cost, scope of work, the client, and the period of work, should be enclosed in respect of each award.



Annexure 11: Integrity Agreement

(Bidder/Applicant shall submit the Integrity Pact on a non-judicial stamp paper of Rs.100/- duly signed by the person(s) signing the bid)

This Integrity Agreement is made at on this day of 202....

BETWEEN

The Director, NIT Mizoram represented through....., (Hereinafter referred as the National Institute of Technology Mizoram, Administrative Building, Chaltlang Dawrkawn, Aizawl, Mizoram-796012, "**PRINCIPAL/OWNER**", which expression shall unless repugnant to the meaning or context hereof include its successors and permitted assigns)

AND

.....(Name and Address of the Individual/firm/Company) through..... (Hereinafter referred to as the (Details of duly authorised signatory) "**APPLICANT/BIDDER/CONTRACTOR**" and which expression shall unless repugnant to the meaning or context hereof include its successors and permitted assigns)

PREAMBLE

WHEREAS the Principal / Owner has floated the EOI/Tender (Ref. No) (hereinafter referred to as "EOI/Tender/Bid") and intends to award, under laid down organisational procedure, Contract for " Providing Consultancy Services for Comprehensive Architectural & Engineering Planning and Designing of Buildings and Necessary Infrastructure for the Permanent Campus of NIT Mizoram at Lengpui, Aizawl, Mizoram ". hereinafter referred to as the "**CONTRACT**".

AND WHEREAS the Principal/Owner values full compliance with all relevant laws of the land, rules, regulations, economical use of resources, and fairness/transparency in its relationship with its Bidder(s) and Contractor(s).

AND WHEREAS to meet the purpose aforesaid, both the parties have agreed to enter into this Integrity Agreement (hereinafter referred to as "**INTEGRITY PACT**" or "**PACT**"), the terms and conditions of which shall also be read as integral part and parcel of the Tender/Bid documents and Contract between the parties.

NOW, THEREFORE, in consideration of mutual covenants contained in this Pact, the parties hereby agree as follows and this Pact witnesses as under:

Article 1: Commitment of the Principal/Owner



The Principal/Owner commits itself to take all measures necessary to prevent corruption and to observe the following principles:

1. No employee of the Principal/Owner, personally or through any of his/her family members, will in connection with the Tender, or the execution of the Contract, demand, take a promise for or accept, for self or third person, any material or immaterial benefit which the person is not legally entitled to.
2. The Principal/Owner will, during the Tender process, treat all Bidder(s) with equity and reason. The Principal/Owner will, in particular, before and during the Tender process, provide to all Bidder(s) the same information and will not provide to any Bidder(s) confidential / additional information through which the Bidder(s) could obtain an advantage in relation to the Tender process or the Contract execution.
3. The Principal/Owner shall endeavour to exclude from the Tender process any person, whose conduct in the past has been of biased nature. If the Principal/Owner obtains information on the conduct of any of its employees which is a criminal offence under the Indian Penal code (IPC)/Prevention of Corruption Act, 1988 (PC Act) or is in violation of the principles herein mentioned or if there be a substantive suspicion in this regard, the Principal/Owner will inform the competent vigilance official and in addition can also initiate disciplinary actions as per its internal laid down policies and procedures.

Article 2: Commitment of the Applicants (s)/ Bidder(s)/Contractor(s)

1. It is required that each Applicant/ Bidder/Contractor (including their respective officers, employees, and agents) adhere to the highest ethical standards, and report to the Principal/Owner all suspected acts of fraud or corruption or Coercion or Collusion of which it has knowledge or becomes aware, during the tendering process and throughout the negotiation or award of a contract.
2. The Bidder(s)/Contractor(s) commits himself to take all measures necessary to prevent corruption. He commits himself to observe the following principles during his participation in the Tender process and during the Contract execution:
 - a. The Bidder(s)/Contractor(s) will not, directly or through any other person or firm, offer, promise, or give to any of the Principal/Owner's employees involved in the Tender process or execution of the Contract or to any third person any material or other benefit which he/she is not legally entitled to,



in order to obtain in exchange any advantage of any kind whatsoever during the Tender process or during the execution of the Contract.

- b. The Bidder(s)/Contractor(s) will not enter with other Bidder(s) into any undisclosed agreement or understanding, whether formal or informal. This applies in particular to prices, specifications, certifications, subsidiary contracts, submission or non-submission of bids or any other actions to restrict competitiveness or to cartelise in the bidding process.
- c. The Bidder(s)/Contractor(s) will not commit any offence under the relevant IPC/PC Act. Further the Bidder(s)/Contractor(s) will not use improperly, (for the purpose of competition or personal gain), or pass on to others, any information or documents provided by the Principal/Owner as part of the business relationship, regarding plans, technical proposals, and business details, including information contained or transmitted electronically.
- d. The Bidder(s)/Contractor(s) of foreign origin shall disclose the names and addresses of agents/representatives in India, if any. Similarly, Bidder(s)/Contractor(s) of Indian Nationality shall disclose names and addresses of foreign agents/representatives, if any. Either the Indian agent on behalf of the foreign principal or the foreign principal directly could bid in a tender but not both. Further, in cases where an agent participates in a tender on behalf of one manufacturer, he shall not be allowed to quote on behalf of another manufacturer along with the first manufacturer in a subsequent/parallel tender for the same item.
- e. The Bidder(s)/Contractor(s) will, when presenting his bid, disclose any and all payments he has made, is committed to, or intends to make to agents, brokers or any other intermediaries in connection with the award of the Contract.
- f. The Bidder(s)/Contractor(s) will not instigate third persons to commit offences outlined above or be an accessory to such offences.
- g. The Bidder(s)/Contractor(s) will not, directly or through any other person or firm indulge in fraudulent practice means a wilful misrepresentation or omission of facts or submission of fake/forged documents in order to induce public official to act in reliance thereof, with the purpose of obtaining unjust advantage by or causing damage to justified interest of others and/or to influence the procurement process to the detriment of the NIT Mizoram interests.



h. The Bidder(s)/Contractor(s) will not, directly or through any other person or firm use Coercive Practices (means the Act of obtaining something, compelling an action, or influencing a decision through intimidation, threat, or the use of force directly or indirectly, where potential or actual injury may befall upon a person, his/her reputation or property to influence their participation in the tendering process).

Article 3: Consequences of Breach

Without prejudice to any rights that may be available to the Principal/Owner under law or the Contract or its established policies and laid down procedures, the Principal/Owner shall have the following rights in case of breach of this Integrity Pact by the Bidder(s)/Contractor(s) and the Bidder/ Contractor accepts and undertakes to respect and uphold the Principal/Owner's absolute right:

1. If the Bidder(s)/Contractor(s), either before award or during execution of Contract has committed a transgression through a violation of Article 2 above or in any other form, such as to put his reliability or credibility in question, the Principal/Owner after giving 14 days' notice to the Contractor shall have powers to disqualify the Bidder(s)/Contractor(s) from the Tender process or terminate/determine the Contract, if already executed or exclude the Bidder/Contractor from future contract award processes. The imposition and duration of the exclusion will be determined by the severity of transgression and determined by the Principal/Owner. Such exclusion may be forever or for a limited period as decided by the Principal/Owner.
2. Forfeiture of EMD/Performance Guarantee/Security Deposit: If the Principal/Owner has disqualified the Bidder(s) from the Tender process prior to the award of the Contract or terminated/determined the Contract or has accrued the right to terminate/determine the Contract according to Article 3(1), the Principal/Owner apart from exercising any legal rights that may have accrued to the Principal/Owner, may in its considered opinion forfeit the entire amount of Earnest Money Deposit, Performance Guarantee and Security Deposit of the Bidder/Contractor.
3. Criminal Liability: If the Principal/Owner obtains knowledge of conduct of a Bidder or Contractor, or of an employee or a representative or an associate of a Bidder or Contractor which constitutes corruption within the meaning of IPC Act, or if the Principal/Owner has substantive suspicion in this regard, the Principal/Owner will inform the same to law enforcing agencies for further investigation.

Article 4: Previous Transgression



1. The Bidder declares that no previous transgressions occurred in the last 5 years with any other Company in any country confirming to the anticorruption approach or with Central Government or State Government or any other Central/State Public Sector Enterprises in India that could justify his exclusion from the Tender process.
2. If the Bidder makes incorrect statement on this subject, he can be disqualified from the Tender process or action can be taken for banning of business dealings/ holiday listing of the Bidder/Contractor as deemed fit by the Principal/ Owner.
3. If the Bidder/Contractor can prove that he has resorted / recouped the damage caused by him and has installed a suitable corruption prevention system, the Principal/Owner may, at its own discretion, revoke the exclusion prematurely.

Article 5: Equal Treatment of all Bidders/Contractors/Subcontractors

1. The Bidder(s)/Contractor(s) undertake(s) to demand from all subcontractors a commitment in conformity with this Integrity Pact. The Bidder/Contractor shall be responsible for any violation(s) of the principles laid down in this agreement/Pact by any of its Subcontractors/sub- vendors.
2. The Principal/Owner will enter into pacts on identical terms as this one with all Bidders and Contractors.
3. The Principal/Owner will disqualify Bidders, who do not submit, the duly signed Pact between the Principal/ Owner and the Bidder, along with the Tender or violate its provisions at any stage of the Tender process, from the Tender process.

Article 6: Duration of the Pact

This Pact begins when both the parties have legally signed it. It expires for the Contractor/Vendor 12 months after the completion of work under the Contract or till the continuation of defect liability period, whichever is more and for all other bidders, till the Contract has been awarded. If any claim is made/lodged during the time, the same shall be binding and continue to be valid despite the lapse of this Pacts as specified above, unless it is discharged/determined by the Competent Authority, NIT Mizoram.

Article 7: Other Provisions

1. This Pact is subject to Indian Law, place of performance and jurisdiction is the Headquarters of the Division of the Principal/Owner, who has floated the Tender.



2. Changes and supplements need to be made in writing. Side agreements have not been made.
3. If the Contractor is a partnership or a consortium, this Pact must be signed by all the partners or by one or more partner holding power of attorney signed by all partners and consortium members. In case of a Company, the Pact must be signed by a representative duly authorised by board resolution.
4. Should one or several provisions of this Pact turn out to be invalid; the remainder of this Pact remains valid. In this case, the parties will strive to come to an agreement to their original intentions.
5. It is an agreed term and condition that any dispute or difference arising between the parties with regard to the terms of this Integrity Agreement / Pact, any action taken by the Owner/Principal in accordance with this Integrity Agreement/ Pact or interpretation thereof shall not be subject to arbitration.

Article 8: LEGAL AND PRIOR RIGHTS

All rights and remedies of the parties hereto shall be in addition to all the other legal rights and remedies belonging to such parties under the Contract and/or law, and the same shall be deemed to be cumulative and not alternative to such legal rights and remedies aforesaid. For the sake of brevity, both the Parties agree that this Integrity Pact will have precedence over the Tender/Contract documents with regard to any of the provisions covered under this Integrity Pact.

IN WITNESS WHEREOF, the parties have signed and executed this Integrity Pact at the place and date first above mentioned in the presence of the following witnesses:

.....

(For and on behalf of Principal/Owner)

.....

(For and on behalf of Bidder/Contractor)

WITNESSES:

1.

(Signature, name, and address)

2.

(Signature, name, and address) Place:

Dated:



Annexure 12: Details of all works of similar nature completed during the past 7 years ending one day before the last date of submission of EOI.

Name of the Firm / Consultant.....

Sl. No	Name of work/project and location	Owner or sponsoring organisation	Total cost of the Project	Total Consultants fee	Area of the campus (Master plan) in Acres	Built-up plinth area for which architectural planning and design work carried out in sqm	Date of completion	Name and Address (Postal & email)/ telephone number of officer to whom reference may be made	Details of Disputes/Litigation/ National/International Awards won/ GRIHA/LEED Certificate

Certified that list of the work and details provided are complete and no similar work has been left out and that the information given is correct to my / our knowledge and belief.

SIGNATURE OF BIDDER(S)



Annexure 13: Proposed Methodology and Work Plan

The proposed methodology and work plan shall be described as follows:

Architecture Design and Technical approach with methodology and work plan are key components of the Technical Proposal. The Applicant is suggested to present its Technical Proposal divided into the following chapters:

- a) Technical Approach and Methodology,
- b) Work Plan, and
- c) Organisation and Staffing.

- **TECHNICAL APPROACH AND METHODOLOGY:** In this chapter, the Applicant should explain the understanding of the objectives of the assignment, approach to the services, methodology for carrying out the activities to obtain the expected output and the degree of detail of such output. The Applicant should highlight the problems to be addressed and their importance and explain the technical approach the Applicant would adopt to address them. The Applicant should also explain the proposed methodologies to adopt and highlight the compatibility of those methodologies with the proposed approach.
- **WORK PLAN:** In this chapter, the Applicant should propose the main activities of the assignment, their content and duration, phasing and interrelations, milestones (including interim approvals by the Authority) and delivery dates of the reports. The proposed work plan should be consistent with the technical approach and methodology, showing an understanding of the TOR and translating them into a feasible working plan. A list of the final documents, including reports, drawings, and tables to be delivered as final output, should be included here. The work plan should be consistent with the Work Schedule.
- **ORGANISATION AND STAFFING.** In this chapter, the Applicant should propose the structure and composition of the proposed team. The Applicant should list the main disciplines of the assignment, the Key Personnel responsible and proposed additional staff.

Note:

1. The Applicant shall present the work plan to the Authority on the date mentioned of the tender event in the Stage-II submission.
2. The write up in this section shall be limited to 40 single-sided pages (20 sheets double-sided), a minimum 11 font size, A4 paper size Use of A3 paper size is acceptable, but each single-sided A3 page will be counted as 2 sheets.



Annexure14: Notice Inviting EOI/Tender

THE NATIONAL INSTITUTE OF TECHNOLOGY MIZORAM, INVITES EXPRESSION OF INTEREST (EOI) FOR SELECTION OF ARCHITECTURAL CONSULTANT FOR PREPARATION OF PROVIDING CONSULTANCY SERVICES FOR COMPREHENSIVE ARCHITECTURAL & ENGINEERING PLANNING AND DESIGNING OF BUILDINGS AND NECESSARY INFRASTRUCTURE FOR THE PERMANENT CAMPUS OF NIT MIZORAM AT LENGPUI, AIZAWL

The EOI document should be submitted in hard copy only with authorised signature and seal on before 18-08-2025 at 1600 hours.

The details of tender notification and EOI document bid can be downloaded at <http://www.nitmz.ac.in>

For further details on Tender participation, please contact

The Registrar

National Institute of Technology Mizoram,

Administrative Building,

Chaltlang Dawrkawn, Aizawl,

Mizoram-796012

Phone: +91-0389 - 2391236 / 2391774 / 2391699

Email: registrar@nitmz.ac.in

Web site: [www. nitmz.ac.in](http://www.nitmz.ac.in)

-sd-

The Registrar i/c
National Institute of Technology Mizoram



Annexure 15: Tender Events

IMPORTANT DATES

Sl. No	Particulars	Date
1	Release of advertisement	17-07-2025
2	Issue of bid documents	17-07-2025
3	Last date for submission of EOI	18-08-2025 at 1600 hrs
4	Intimation to Applicant for participating in stage II - (RFP)/ Issue of RFP to Eligible Architectural firms	25-08-2025
5	Last date of submission of pre-bid queries	28-08-2025
6	Pre-Bid Meeting	30-08-2025 from 1500 to 1600 hours
7	Last date for submission of the RFP document (hard and soft copy)	20-09-2025 at 1600 hours
8	Intimation to the FIVE Finalists	27-09-2025
9	Final Presentation (Stage-III)	07-10-2025

As noted earlier in this document, the selection will be a three-stage process.

SELECTION PROCESS: STAGE-I

Sl. No	Particulars
1	Release of Advertisement: 17-07-2025



2	<p>Date of issue of EOI (Technical bid) documents:</p> <ul style="list-style-type: none">i. Time for issue and receipt: 17-07-2025 at 0900 to 1700 hrsii. Place: The Registrar, National Institute of Technology Mizoram, Administrative Building, Chaltlang Dawrkawn, Aizawl, Mizoram-796012 <p>EOI document fees: NIL Earnest Money Deposit: Not Applicable in Stage-I</p>
3	<p>Last date for submission:</p> <ul style="list-style-type: none">iii. Time: 18-08-2025 at 1600 hrsiv. Place: The Registrar, National Institute of Technology Mizoram, Administrative Building, Chaltlang Dawrkawn, Aizawl, Mizoram-796012 <p>Note: The EOI documents downloaded from the NIT Mizoram website (http://www.nitmz.ac.in) and should be submitted in hard copy within the stipulated date and time with authorise signature and seal</p> <p>Please note that Soft copy by email/other modes will NOT be accepted.</p> <p>Intimation to Applicant for participating in stage II - (RFP): 25-08-2025</p>

Notes:

- i. Any updates to EOI will be published on the NIT Mizoram website. Applicants are requested to refer to the website for updates
- ii. Only prequalified Applicant will be invited to participate in RFP(Stage II) & in the financial bidding process.

SELECTION PROCESS: STAGE-II

Sl. No	Particulars
1	Issue of RFP to Eligible Architectural firms: 25-08-2025
2	<p>Last date for submission of Pre-bid queries: 28-08-2025</p> <p>Queries to be furnished to email: registar@nitmz.ac.in</p>
3	<p>Design Brief Conference/Pre-Bid Meeting</p> <p>Date of pre-bid meeting: 30-08-2025</p> <p>Time of pre-bid meeting: 1500 to 1600 hours</p> <p>Place of pre-bid meeting: Conference Hall, Administrative Building, National Institute of Technology Mizoram, Chaltlang Dawrkawn, Aizawl, Mizoram-796012</p> <p>The pe-bid meeting may also be done though Virtual/ Online mode.</p>



4 i. Last date for submission of RFP document (Both hard and soft copy) with seal and signatures on all the pages of the documents without quoting rates in the BOQ
Date: 20-09-2025 Time: 1600 hours
The Registrar,
National Institute of Technology Mizoram, Administrative Building, Chaltlang Dawrkawn, Aizawl, Mizoram-796012
Contact No: 0389 - 2391236 / 2391774 / 2391699

ii. The Financial Proposal shall consist of the fee payable for the scope of services and other details in the RFP.
However, the financial proposals shall be opened after Stage-3, i.e., final technical presentation.

iii. Remittance of Tender processing fee & EMD.
Tendering fees = Rs.5000
Earnest Money Deposit = Rs. 2,74,000/-
Mode of payment shall be informed in RFP Document.

SELECTION PROCESS: STAGE-III:

Sl. No	Particulars
1	<p>Presentation:</p> <p>The shortlisted applicants (up to a maximum of five) will be intimated on 27-09-2025 . Those invited for participating in Stage-3 shall submit their Final Design Proposal (land- use zoning, urban form, ecological plan, etc.) for the Campus Master Plan and proposed framework for its implementation, monitoring and evaluation before the designated Committee.</p> <p>The proposal shall be detailed at this stage, including the scaled drawings, three- dimensional visualisation, technological proposals, costs involved, timelines and deliverables, etc., duly supported by data. The details of documents, drawings, reports and the procedure for their submission and other requirements at this stage shall be as given in the RFP document.</p> <p>The final shortlisted candidates will also present to the Committee their plan for the Campus. The date and time for final presentation will be on 07-10-2025 at a place which will be informed beforehand by the Institute.</p> <p>Note: Any changes to the schedule of events, if necessary, will be intimated through the official website www.nitmz.ac.in</p>

