



OFFICE OF THE PRINCIPAL, IGIT, SARANG
DHENKANAL, ODISHA-759146

**EXPRESSION OF INTEREST FOR
PREPARATION OF MASTER PLAN &
LAND SCAPING OF
IGIT, SARANG**

TENDER DOCUMENT

Moduloo
29/5/2024

Prasanna

Schedule of EOI & Other important Information

Sl. No.	Particular	Details
1	2	3
	Address to available the EOI	www.igitsarang.ac.in
01	Last date and time of submission of bid by Speed Post /Registered Post (Bid due to Date & Time)	Date.06.06.2025 Time.10.00 AM
02	Date and Time of opening of the Technical & financial Bid	Date.06.06.2025 Time.12.00 PM
03	Cost of EOI Document	Rs.2360/- (including GST @18% By paying in the name of Principal IGIT, Sarang.
04	Earnest Money Deposit	Rs. 10,000/- (Ten Thousand) Only in from of bank guaranty /DD/Fixed deposit duly pledge in the name of Principal IGIT, Sarang and if MSME having then EMD amount exempted for bidder
05	Address where bidder must sent proposal	Principal IGIT, Sarang Dhenkanal, Pin-759146

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23/05/2025
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INDIRA GANDHI INSTITUTE OF TECHNOLOGY, SARANG,
DHENKANAL, ODISHA-759146

NIT No. IGIT/EM 448

Date: 23.05.2025

Invitation for EOI for the Master Plan (Bird's Eye View)


The Principal, IGIT, Sarang, Dhenkanal, Odisha-759146 hereby invites, the Expression of Interest in two cover system for the work cited below from engineering consultant/consultancy/registered architecture firms that have requisite experience in preparation of Master Plan and will open in the presence of bidders or their representatives on the same day at 12:00 PM. at the CDC, IGIT, Sarang. with technical PPT Presentation.

The authority reserves the same right to accept or reject any or all proposals without assigning any reason thereof.

Sl. No.	Name of the work	Last date of submission of application	EMD (Rs)	Cost. of Tender paper (Non Refundable)
1.	Designing and submission of Master Plan & landscaping for IGIT, Sarang with architectural concept designs both for office and residential areas, spatial planning for the infrastructure, services, land-scaping and the plans for rejuvenating the existing infrastructure to align with the proposed Master Plan with environment friendly concepts and designs	On or before 10.00 AM on 06.06.2025	10,000 /-	2360 /- (including GST@18%)

1. The prospective architects are requested to submit the filled-in tender form, duly signed to the undersigned. The documents for application can be obtained downloaded from the Institute website www.igitsarang.ac.in.
2. The agencies/firms fulfilling the eligibility criteria will make **Power Point Presentation** of their earlier executed works and proposals for the Master Plan before the Committee constituted by the Competent Authority. Based on the recommendations of the Committee, the Firm will be selected as per the criteria annexed.
3. The time and date of presentation will be intimated to the eligible firms.

M. S. Saha
23/5/2025
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Other 

Tender Document

1. IGIT is a Government organisation under the Skill Development, & Technical Education, Govt. of Odisha. The Institute intends to engage an expert Architectural Agency for preparation of Master Plan for IGIT, Campus which is spread over 179.0 acres. The interested architects may visit the site to get clear idea about the scope of the work.

2. Essential Eligibility Qualifications:

- All the firms with the following criteria will be eligible for participating in the EOI.
- i. The firm having Associate/ Fellow Members of "The Indian Institute of Architects" and Registered Architect, "Council of Architecture", New Delhi, India.
- ii. Should have experience in the field for not less than 10 years, as on May 2025.
- iii. Should have an annual turnover of not less than Rs 5.0 Crores for the year 2022-23, 2023-24, 2024-25 (architectural consultancy fees) on an average which should be duly audited by a Chartered Accountant.
- iv. The firm should have PAN and GST registration.

3. Scope of work:

IGIT is more than 42 years old organisation, built over the years depending on the requirements of space and other infrastructure. The organisation has spread over an extent of 179.0 acres covering office, hostels, training infrastructure, support infrastructure and hostels. The existing built up area and other facilities are given below.

IGIT Infrastructures break up	
Total Area of IGIT & PR	179.0 acres (724197.0 Sqm)
➤ Office Building	3000.0 Sqm
➤ Auditorium	330.0 Sqm
➤ Residential Buildings	14109.0 Sqm
➤ Guest Houses	400.0 Sqm
➤ Campus School	480.0 Sqm
➤ Internal Roads	4.0 Kms
➤ Class Room & Lab in old Building	7060.0 Sqm
➤ Hostels	100281.0 Sqm

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IGIT Infrastructures break up	
➤ Health Centre	1390.26 Sqm
➤ Community Hall	400.0 Sqm
➤ Gymnasium Building	1761.23 Sqm
➤ Biju Pattnaik Academic Buliding	12844.91 Sqm
➤ Library Building	5968.0 Sqm
<u>Hostels</u>	
➤ Bhaskar Bhawan	4992.66 Sqm
➤ Aryabhatta Bhawan	6702.0 Sqm
➤ Brahmos Bhawan	16093.0 Sqm
➤ Surya Bhawan	10113.0 Sqm
➤ Akash Bhawan	4001.0 Sqm
➤ Agni Bhawan	6702.0 Sqm
➤ Rohini Bhawan 180 seated	4310.0 Sqm
➤ Rohini Bhawan 68 seated	1264.0 Sqm
➤ Prithiv Bhawan	4064.0 Sqm
➤ 600 seated Girls Hostel	17472.0 Sqm
➤ 600 seated Boys Hostel	13040.0 Sqm

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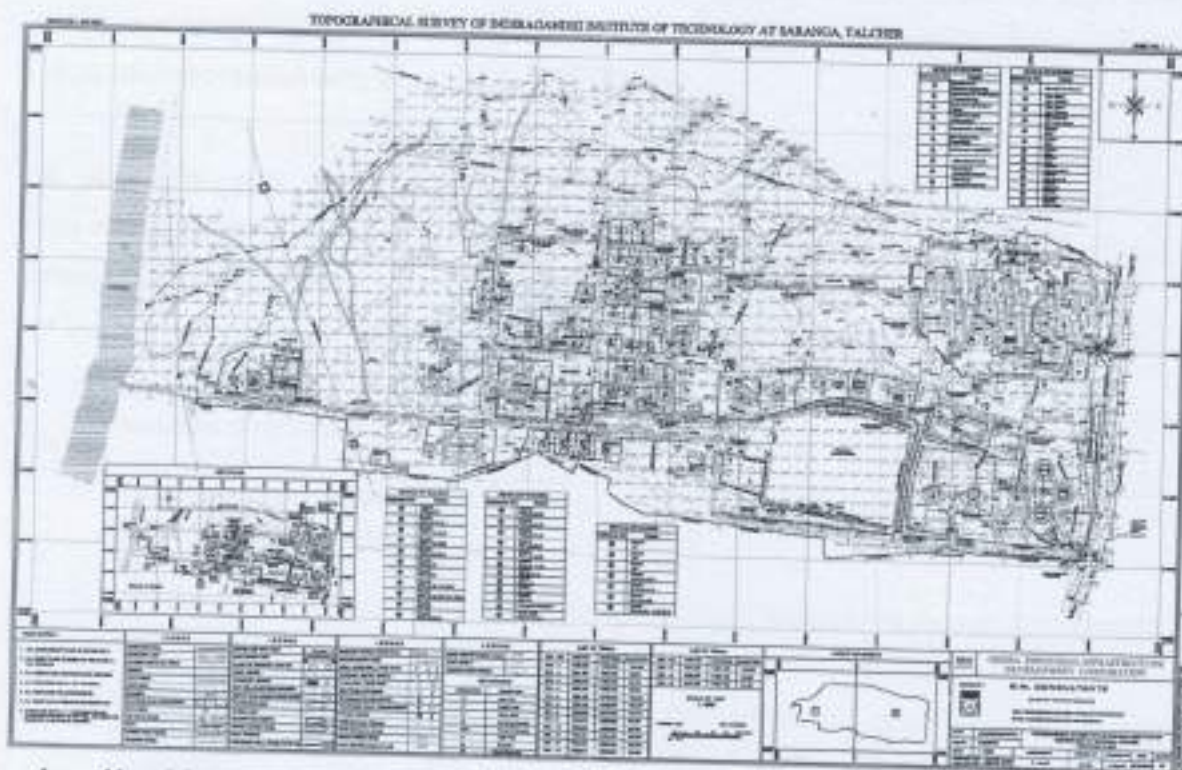
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The layout sketch of the campus is given in the figure given below.

IGIT Existing Layout



4. Need for Master Plan and Aim

In view of intermittent expansion of the infrastructure in a haphazard manner, the facilities have outpaced the requirements. The Master Plan aims to provide a road map from the existing physical portfolio of facilities to a consensus future vision of capacity building, research and educational environment that is fully aligned with the mission of the IGIT. It should provide a logical development approach which supports the service delivery requirements of the institute. It is an investment that coordinates and aligns many diverse considerations into a strategic long term vision for facilities but to be successful it needs to combine both capacity building and facility planning. The more effort that is put into a Master Plan, the more credible the results will be. Among many advantages, a well-executed Master Plan can be a significant factor in improving the outcomes of the institution.

This Master Plan is a step to envisage an ideal IGIT. This Master Plan is a perspective plan keeping in mind next 15 years. The Master plan will evolve in in phases, based on prioritized areas. This Master Plan is an

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initiative to install required infrastructures as per the future activity, requirement and availability of human resources to conduct them. Thus the proposed EOI is to Designing and submission of Master Plan for IGIT, with architectural concept designs both for office and residential areas, hostels; spatial planning for the infrastructure, services; landscaping and the plans for rejuvenating the existing infrastructure to align with the proposed Master Plan with environment friendly concepts and designs ultimately aiming at eco-habitat creation with least "Carbon Foot Print".

5. Aim of the EOI

The aim is meant to design Master Plan with the following aspects to serve the functional requirement listed below.

- a. Zoning and demarcation showing areas of immediate and future development if required alternative cause made with existing pattern.
- b. Plan to create additional infrastructure and support services as per the functional requirements envisaged in EOI/nature of work
- c. Roads, walk ways, cycle paths and other minor access ways duly considering the existing pattern (to the extent possible)
- d. Water distribution lines, pumping stations, Storage tanks, and treated water lines for flushing and Horticulture duly considering the existing pattern(to the extent possible)
- e. Storm water collection system and rain water harvesting system duly considering the existing pattern (to the extent possible).
- f. Solid waste management system, sewerage, collection tanks, treatment and disposals duly considering the existing pattern (to the extent possible).
- g. Landscaping and reforestation duly considering the existing pattern(to the extent possible)
- h. Individual building locations and grouping, functional zoning duly considering the existing pattern (to the extent possible).
- i. Other common facilities, logistical facilities like security, compound wall gate, Surveillance etc.
- j. Integrated Building management system as required as possible with the existing pattern.
- k. The lay out shall be designed with all the parameters to suit the large area development provisions of GRIHA (Green Rating for Integrated Habitat Assessment).

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- I. The outcome will be the Master Plan in 3D computer image and Architectural concepts/drawings/Design for all the proposed new buildings/infrastructure and for realigning the existing infrastructure.

Tentative/Approximate projects Requirements

1. 3000 Capacity Auditorium Hall
2. Construction of lecture Theater
3. Construction of 1000 seated Boys Hostel
4. Sewerage treatment plant for Hostel/Campus/Academic Building
5. Garbage Treatment plant
6. Solar Power Plant 500 KWH
7. Construction of Staff Quarters (G+4) Storied
8. New Guest House(30Rooms) (G+3) Storied
9. Central Skill Development
10. Construction of Bank/Post office/ Estate Office
11. Swimming Pool
12. Oxidation Pond(02) nos with Pump House
13. Institute Natural Drain having Sluice Gate System
14. Garden (Waste water to be fed from oxidation Pond)
15. Pump house to feed waste water Garden.
16. 50 Room (1BHK)(G+4) Storeyed (for Staff) accommodation
17. 50 Room Foreign Students(G+3)
 - a) Double Occupancy
 - b) Single Occupancy
18. Ph.D Hostel 50 Room(G+3) with individual Kitchen & Toilet Facility.
19. Common Dining Facilities
20. Club for Faculty and Staff
21. Indoor Sports Stadium
22. Outdoor Multipurpose Stadium
23. Food Complex(Canteen) cum Shopping Centre
24. Student Activity Centre –Yoga Centre.
25. Amphi Theatre
26. Central Research Centre
27. Faculty Development Centre
28. Widening of existing Road from Surya Bhawan to Agni Bhawan
29. Conference Center.(04 Nos. of conference Hall)
Capacity (100-150-200 & 250)
30. Fabrication Lab and state-of-art workshop (CNC m/c, laser cutters ,3d printers,lathe,drilling
31. Career development Cell (CDC)
32. Helipad
33. Parking Place/ Space for Multistoreyed Parking(200 vehicle)
34. Institute waste water Drain Alignment.
35. Future Expansion

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6. Selection Process:

The agencies/firms fulfilling the eligibility criteria as stipulated will make **Power Point Presentation** of their profile including earlier executed works and the broad concept of the proposed Master Plan & landscaping for IGIT, Sarang before the Committee constituted by the Competent Authority for the purpose. Based on the recommendations of the Committee, the Firm will be selected as per the award criteria mentioned below.

7. How to apply

The applicants who have essential qualification criteria, may submit their application in the manner prescribed below.

- a. The documents for application can be obtained from this office on all working days in person or the same may be down loaded from the website www.igitsarang.ac.in
- b. The application along with its enclosure shall be submitted in two cover system duly superscribed as Technical Bid (Cover-A) and Financial Bid (Cover-B) duly sealed. Both sealed bid covers may be placed in a single cover duly superscribed as "Expression of Interest for Consultancy for Master Plan & Landscaping" and submitted to the office of the Principal, IGIT, Sarang on or before the last date and time mentioned in the document.
- c. Technical bid (Cover-A) shall consists of two parts. The first part should contain proof of the essential qualification as given in part I of para 8. The second part shall contains the concept of the Master Plan and broad approach which may be in soft/hard mode.
- d. The Price Bid cover (Cover-B) shall contain the price quote as given in the prescribed form at Annexure. The percentage basis quoting will not be accepted.
- e. After evaluation of technical bid of the applicants, a list of qualified Consultants will be prepared based on the Part I of the Technical Bid criteria mentioned in para 8. Shortlisting of the consultants may also conducted after thorough verification of their credentials and inspection of similar works, wherever required, carried out by them, through a Committee duly constituted by IGIT (here after mentioned as the committee).
- f. Thereafter, a presentation competition among shortlisted consultants will be held in which they will be advised to make two presentations with computer 3D views and drawings. The first presentation will be on their earlier executed works and the

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second would be on the concept of the Mater Plan submitted in cover-A **OR** it's improved version (if any).

8. Evaluation of the Bids

The financial bids of only those Architects who qualify according to the criteria given Part I below will be opened and evaluated along with the presentation as per criteria given in the Part II below. All other cost bid documents will be returned to the applicants unopened. The cost bid will be opened after due intimation to the successful applicants of the technical evaluation for the date and time of opening.

Part-I

S.No	Description of Item	Yes/No	Attached Documents
a	The firm having Associate/ Fellow Members of "The Indian Institute of Architects" and Registered Architect, "Council of Architecture", New Delhi, India or those on appropriate list of P&T, MES, Railways and state PWD.		
b	Should have experience in the field for not less than 10 years, as on May 2025.		
c	Should have an annual turnover of not less than Rs 5 Crores for last 3 years (similar architectural consultancy fees) on an average which should be duly audited by a Chartered Accountant.		
d	The firm should have PAN and GST registration.		

Part-II

SL.No	Technical Evaluation Criteria/ rating to be assessed based on the Presentation	Points
1	Design concept consisting of models and drawings based on: a. Overall experience and presentation with approach and methodology - (20 Marks) b. Originality of the concept and innovation in design- (10 Marks)	70

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	c. The Master plan phasing, approach for speedy and ease of construction - (10 Marks) d. Master planning / Landscaping experience of various kind of projects (10 arks) e. Sustainability, ease and cost towards maintenance of the facilities provided in the campus -(10 Marks) f. Prominent awards if any received by the organization or main promoters-(10 Marks).	
2	Organizational set up including staff strength, infrastructural facilities	10
3	Experience of Similar Work (University /NIT/IIT of Area more than 100 acres)- 3 projects- 5 marks each project	10
5	Incorporation of Green Building concepts in design (as per Green Rating in Integrated Habitat Assessment as adopted by Ministry of New and Renewable Energy, Government of India)	10
	Total	100

- g) The final selection procedure will be based on the marks obtained in the Technical bid/Presentation and the weightage given to the cost quoted by the applicant. A 80% weightage will be given to the Technical bid/Presentation rating and 20% weightage to the Financial bid. The bidder who scores highest in the combined scoring will be selected for the work.
- h) The Bids which will secure minimum 60 % marks in the Technical score are only eligible for financial bid opening

9. Terms and Conditions

- The selected consultant will be required to execute an agreement with IGIT, Sarang, Odisha. The bid document shall form part of the Agreement. The work shall be carried out as per CPWD Specifications.
- The applicants are requested to quote their fee after taking into consideration the conditions of cost bid, comprehensive services to be rendered by the Architect, schedule of payment, time schedule, compensation for delay, abandonment of work, termination, arbitration, determination of rescission of

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agreement, general and exclusion clause etc. mentioned in the cost bid document.

- iii. Without being liable for any damages or obligation or assigning any reason to the applicant, IGIT, Sarang, Odisha reserves the right to -
 - a. Amend the scope and value of work.
 - b. Restrict the short listing of firms to any number deemed suitable by it.
 - c. Reject any or all of the applicants.
- iv. Any effort on the part of the applicant or his agent to exercise influence or to pressurize the employer would result in rejection of his application. Canvassing of any kind is strictly prohibited.
- v. In the event of any dispute, difference or question arising concerning this consultancy, the matter shall be referred to the Technical Committee and based on its recommendations, Principal's decision is final and binding to the both parties.
- vi. The price quoted will be inclusive of all applicable taxes. Any tax or levy of tax such as GST, labour-cess etc. as imposed by the Government of India, but excluding GST State Government or local authorities for consultancy services would be borne by the consultant which may either be deducted at source by the Authorities or deposited by the Architect/Consultant at his own level with the concerned authority meaning by that nothing extra shall be paid to the consultant over and above the agreed fees/amount. 3 % security will be deducted from the running payments/bills to be submitted by the consultant/Architect and shall be realized after completion of the project to the entire satisfaction of the incharge. Performance Bank Guarantee of 3% of the consultancy fees to be deposited from any nationalized bank.
- vii. The architect firm should furnish the certificate that
"I/we hereby declare that I/we have not been black-listed, debarred/suspended by any Govt. /Semi govt./Autonomous bodies./Corporation/Pvt.Organizations during the last seven years."

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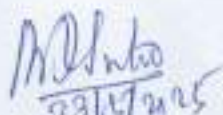
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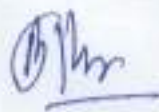
- viii The tender for the works shall remain open for acceptance for a period of **NINETY (90) DAYS** from the date of opening of tender/ ninety (90) days from the date of opening of financial bid (strike out as the case may be). If any tenderer withdraws his tender before the said period or issue of letter of acceptance, whichever is earlier or makes any modifications in the terms and conditions of the tender which are not acceptable to the institute, then the Competent authority shall, without prejudice to any other right or remedy, be at liberty to forfeit 50% of the said Earnest Money as aforesaid Further the tenderer shall not be allowed to participate in the re-tendering process of the work. In the event the agency/firm whose tender is accepted and the award letter issued, fails to commence the work "along with change in scope, if any" in the prescribed time or abandon work before its completion, IGIT, shall without prejudice to any other right or remedy be at liberty to forfeit the whole of the Earnest Money.
- ix. This Notice Inviting Tender/EOI shall form a part of the contract document. The successful agency/firm, on acceptance of his tender by the accepting authority, shall, within 15 days from the stipulated date of start of the work have to sign the contract which includes the notice inviting tender, all the documents including additional conditions, specifications,

10 COPYRIGHT

- i. All these drawing shall become the absolute property of the IGIT, Sarang and the consultant shall have no right to use the same anywhere else. Such drawings and designs shall not be issued to any other persons, firm or authority or used by the Consultant for any other project. No copies of any drawings or documents shall be issued to anyone except by IGIT, Sarang and /or it's authorized representatives.
- ii. All design calculations along with original Architectural drawings on computer floppy/CDs shall be submitted for record and shall be the property of IGIT, Sarang.

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ANNEXURE
Financial Bid (Cover-B)

SL.No	Description of Work	Quantity	Unit	Rate	Amount in INR
1	Preparation of Master Plan(Bird's Eye View) /Landscaping comprising of Architectural concept design for concept buildings and draft drawings including residential complex, Community/Recreation areas including rejuvenation of existing buildings keeping perfect plan for the next 50 years in view based on the scope of work mentioned in EOI(including all taxes).	179.0	Acre		
*Total Amount in words					

- In case of discrepancy in the figures the amount written in the words will be considered as a final value.

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M. S. N. S.
9/15/2025
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