

**Expression of Interest for Prequalification  
Process for the Appointment of**

**Architectural Consultant  
for  
the  
Development of Phase III of the IIIT-Delhi  
Campus  
Okhla Phase III, New Delhi**



**Indraprastha Institute of Information Technology (IIIT Delhi)**

(An Institution with State University Status, created by Govt. of Delhi)

Okhla Phase -III

Near Govindpuri Metro Station.

New Delhi 110020

[www.iiitd.ac.in](http://www.iiitd.ac.in)

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# 1. Request for Pre-Qualification and brief scope of work

Expression of Interest (EOI) are invited on behalf of the Director, IIIT Delhi from reputed Architectural Consultants referred to as Consultants or Applicants for prequalification for the following works:

**Development of Master Plan, Architectural planning and design, all services (including interiors, landscape, external development) preparation of tenders, processes and periodic supervision, for Development of the Phase III of the Campus of Indraprastha Institute of Information Technology (IIIT) Delhi at Okhla, Phase III, New Delhi-110020. GRIHA 4 Star rating would be a must for the Part C of the New Development.**

**EOIs from national firms with Architectural design, Structural design, MEP design including HVAC, elevators etc , Exterior & Landscape design, Interior design with ICT capabilities need only apply. JV's are not permitted.**

**Approximate cost of the Project: Rs 40 crores for Hostel Block and Master Planning with allied Services for overall Phase III development**

The Architectural Consultants shall provide comprehensive architectural, structural, MEP viz HVAC services design etc including interior design architecture, landscape architecture, site development. Eligibility criteria is defined in the EOI document.

The Phase III Construction of the project (Earlier Phases are fully in operation with a built up area of about 1 lac + sq m spread over 15 buildings) is expected to have a total area of approximate 35,000 sq mts comprising of with below details.

## Phase III Construction Overview

Part	Description	Approx. Area (sq. m.)	Purpose/Facilities	Remarks
(Parts A, B, C)	Master Planning	Approx. 35,000 sq. m. (total area)	Overall planning of all Phase III facilities (Parts A, B, C)	Architectural Layout Plan design and approval to cover all three parts, even if construction happens in a phased manner.
Part A	Hostel Block	Included in total area	Hostel for 400+ students	Complete architectural structural and MEP service design required with the complete Part A- Hostel Block including approval and completion.
Part B	Faculty Accommodation	Included in total area	Residential flats for 40–50 faculty families	To be developed depending on availability of funding and requirement.
Part C	Academic Block	Included in total area	- Lecture halls & tutorial rooms - R&D labs for about 250 researchers - Offices for about 75 faculty members	To be developed depending on student/faculty needs and available funds.

- The complete selection process of the Consultant is through two step selection criteria:
- i. Prequalification of 8 (eight) Nos. Architects through this EOI
  - ii. The shortlisted Architects will be issued the RFP and they will submit Technical proposal followed by a Final Presentation by Architect . with 70% weightage (i & ii)
  - iii. Financial bid duly sealed and stamped to be submitted , with 30% weightage

For phase III the financial terms have been described in the RFP document. Shortlisted applicants will be required to submit a Technical Proposal and will have to make a presentation to an expert cum user committee against RFP. Based on the evaluation by the Committee, selection will be done.

Total time for the project is 48 months including planning and approvals, construction, and project closure. Any extension of time will be considered after mutually acceptable terms are agreed upon, through a Supplementary Agreement.

The EOI document is available on the official website of IIIT Delhi i.e. <http://www.iiitd.ac.in/tenders>

## 2. Background and Introduction

- 2.1 The Indraprastha Institute of Information Technology Delhi (IIIT Delhi) is an autonomous Institute created as a State University by an Act of Delhi Government (IIITD Act, 2007) to conduct research and education in IT and allied areas. It started its operations in 2008 from its transit campus in Dwarka (in NSIT), and shifted to its permanent campus in 2012. It is a research-led Institute with all-PhD faculty (currently, about two thirds of the faculty members have PhD from US/Europe/Singapore etc). It currently has B.Tech, M.Tech, and PhD and post-doc programs in Computer Science and Engineering, and Electronics and Communications Engineering, with appx 3000 + students.
- 2.2 IIIT-Delhi was allocated 25 acres of land within the campus of G.B. Pant Polytechnic (DSEU) at Okhla, New Delhi. Presently 22.4 acres is under clear possession of the same. The Phase I of the campus was completed in 2012 with about 32000 sq m area, and Phase III in 2017 with about 70000 sqm which all includes a R&D building, a lecture hall complex, academic and admin block with class room complex, a library and information center, four hostels, a students' activities center, and two blocks of faculty housing. All the academic areas are daytime airconditioned, and hostels provided with night-time air conditioning.
- 2.3 This EOI is for Phase III of the project which is expected to add around 35,000 sqm of area. The additional area is to include: Lecture halls and tutorials rooms for about 2000 students which may also be used for small conventions, spaces for R & D Labs to house about 250 researchers and offices for about 75 faculty, hostels for 400 students, 40-50 three-bedroom flats for faculty accommodation, and other buildings/areas to support the Institute's activities. The external development will include areas for interaction, break out, roads, parking and green spaces.
- 2.4 The Phase III of the campus is expected to be highly sustainable efficient in use of energy and water have smart buildings with proper use of modern sensing and building management technologies, provide nicely designed acoustically treated spaces to

facilitate teaching-learning and R&D, and generally be well optimized for sustainable GRIHA 4 Star rated buildings and operations.

### **3. General Instructions**

- 3.1 Shortlisting to Selection of the Consultant shall be as per the selection process described later in this document. The Institute's decision regarding the selection is final and binding.
- 3.2 Applicants must acquaint themselves fully about the assignment and the local conditions and usage before submitting the proposal. They may visit the campus with prior arrangement, and attend the pre-submission conference as per schedule.
- 3.3 Applicants may please note that this is a live site and the campus is fully operational. The selected Consultant has to ensure the safety of the existing structures, services, its occupants against environmental- safety -health environmental disturbances and/or harm, without hampering operations of the Institute while planning and execution of Phase III.
- 3.4 All the information and clarifications sought, will be posted on the website. Applicants are advised to visit the website regularly.
- 3.5 The Institute reserves the right to reject any Proposal, if at any time, a material misrepresentation is made or discovered, or the Applicant does not provide the responses sought by the Institute within the stipulated period.
- 3.6 The proposals must reach before the stipulated date of submission. Late submissions will be rejected.
- 3.7 References and certificates from the respective Institutes submitted should be signed by an officer not below the rank of Executive Engineer in case of Govt. Dept, and General Manager in case of private bodies.
- 3.8 The prequalification of the Architectural Consultants would be done in the first instance.

### **4. Minimum Eligibility Criteria**

- 4.1 To be eligible for pre-qualification for Architectural Consultant, the Applicant should be an Architectural firm. The Architectural Consultant must have a branch office in Delhi /NCR, and must have built in the past seven years at least the following:
  - (i) One Academic/R&D/Semi residential IT campus or a multipurpose campus with multiple buildings and a total built-up area of 28,000 sqm or more;  
OR
  - (ii) Two or more similar projects of 19,200 sqm (or more) each;  
OR
  - (iii) Three or more similar projects of 14,000 sqm (or more) each.

In the above for the Architectural services, built means having the scope of work similar to scope of this project i.e. providing comprehensive Educational University campus

planning, architectural design , structural design, MEP, HVAC design ,interiors design and landscape design services including ICT design , horticultural and external services, using state of the Art Software with documentary evidence , all initial and final completion approvals including EIA as required complete with the preparation of tender documents, tender processing and periodic supervision of design implementation during construction phase of the project for green rated buildings. JV's are not permitted.

- 4.2 The Architectural Consultant must be registered with the Council of Architecture with a professional experience of at least 20 years.
- 4.3 The Structural drawings will have to be got vetted through IIT Delhi/IIT Roorkee/ IIT Kanpur by the Architect. The cost of the same shall be reimbursed / paid by the IIITD.
- 4.4 Being a Govt. project, the Consultant should have executed works based on latest CPWD Standards and Conditions of Contract and be fully conversant with PAR/DSR /DAR norms.
- 4.5 The applicant is ineligible to submit a proposal, if it or any of its constituents has been barred by any Central and/or State Govt. in India. He should have, during the last three years, neither failed to perform on any agreement, nor been expelled from any project or agreement nor have any agreement terminated for breach by the Applicant.
- 4.6 The shortlisted applicants will be required to file an affidavit for the information provided for the eligibility criteria on a non judicial stamp paper of Rs 10/-.
- 4.7 For Submission details refer to Section 8.

## **5. Selection Process**

- 5.1 Each Applicant will submit an EOI, structure of which is given later in the Section 8 along with a suitable covering letter.
- 5.2 There will be a technical screening of the EOI based on which eight applicants each for Architectural services shall be shortlisted. The technical screening criterion is given in the Section 8.2 for Architectural Consultants will be done by a Consultant Selection Committee.
- 5.3 A maximum of 8(eight nos.) of shortlisted applicants, in the next stage will be issued the RFP and asked to submit a Technical Proposal and make a presentation before an expert cum user committee constituted by the Institute. Details about the structure of Technical Proposal and presentation will be provided later, and would contain design approach and concepts the applicant plans to use for the phase III of the IIITD campus (e.g. schematics, nature of structure, orientation, kind of finishing, approaches for energy efficiency/saving, etc). This will be accompanied by financial bid in separate envelope.
- 5.4 The Expert cum user committee will evaluate the proposals and a maximum of Eight (8) applicants who are prequalified for issue of RFP documents and for final presentation and submission of financial bids. Honorarium for 3D presentation including model cost will be paid @Rs50000/- only to the maximum eight shortlisted Architectural firms for

the final presentations. The amount will be adjusted from the fees of the Architect selected as 'the Architect' for the project.

## 6. Fees Details

- 6.1 The fees for the above services would be submitted against the RFP on rate per sqm basis as per below table.

Component	Description	Basis / Remarks
<b>Master Plan Design &amp; Layout Approval (Parts A, B &amp; C)</b>	Fees to be quoted in Financial Bid(Parts A, B & C as well as existing blocks for LOP approval)	Rate per sqm of newly proposed covered area including Parts A B and C
<b>Complete Architectural Structural and MEP Services for Part A (Hostel Block) including approvals and completion</b>	Fees to be quoted in Financial Bid	Rate per sqm of actual covered area . (Part A - Hostel Block)

Note: Applicable statutory deductions- GST applicable; TDS and other deductions as per relevant and applicable rules

- 6.2 Covered area includes area under of all buildings, basements, stilts for parking, stilts and balconies but excludes:
- Any temporary Structures,
  - Lift machine rooms, munties tank structures,
  - Sun shades and Roof Level Projections,
  - STP, Water Reservoir.
  - Landscape areas
- 6.3 For Architectural services the fees shall be all inclusive for the entire scope of work including architectural services, structural design and MEP design, detailed interior design, external development, landscape architecture, approvals, cost of models. Except for the cost of Topographical Survey, Soil Investigations, Hydro-Geological Survey/Green rating fees and no other costs/claims etc will be admissible. However, only charges/fees to be paid to Government/local bodies for getting approvals will be paid directly by the Institute.
- 6.4 Institute will enter into contract with selected Architectural Consultant after selection against RFP. Detailed payment schedule for the Architectural services will be mentioned in the RFP. Though external Infrastructure /services will have to be created for all three blocks, the construction works will be executed in parts i.e. building wise during or beyond the contract period. The payments upto contract period will be prorated and on stage basis. Remaining works/ building/s will be executed either by same or other agency against a supplementary agreement as and when funds /approvals are available. The Architect will have no claim for the same.
- 6.5 Performance Bank Guarantee: A performance Bank Guarantee of 5% of the Fees will have to be submitted before signing the Agreement and valid till the completion of the contract on a nationalized bank for satisfactory execution of the Contract. This will be in addition to the Security deposit of 2 -1/2%.

- 6.6 No extras shall be payable to the Architect for site visits, attend client meetings, revision of details/drawings /site clarification /verification /inspections etc as required from time to time.
- 6.7 All Architect/Consultant/s/Sub Consultants should undertake site visits/ attend to weekly/fortnightly meetings as and when required without any extra charges.
- 6.8 No extra charges are payable for any approvals/ clearances/ official visits for such purposes. Only legal fees will be paid by IIITD.
- 6.9 Site office shall be built by the Contractors and no space/extras for such space will be charged by the Consultant.
- 6.10 For any additions to existing buildings, if required, the selected Architect will be providing the services. The fees for the same will be worked out on mutually agreed terms against a Supplementary Agreement.
- 6.11 Architect will also demarcate the construction zone from the operational areas to maintain continuity of operations during execution.
- 6.12 No GST paid bills shall be presented over the GST charged bills, as per the norms.
- 6.13 Payment on part work will be on part rates on prorated basis for the Part A and master plan design and approval fees.
- 6.14 The Penalty clause will be provided in RFP.

## 7. Time schedule

Particulars	Tentative Dates/Deadlines
Press advertisement for EOI	27.04.2025
Last date of receipt of queries on email	30.04.2025
Pre-submission conference	05.05.2025 at 3.00 PM Venue: 5th Floor , Board Room, Academic Block, IIIT-Delhi, Okhla Phase-III, New Delhi-110020
Last date of replies to queries	11.05.2025
Last date of submission of EOI	19.05.2025 at 3.00 PM
Announcing the prequalified Consultants on website of the Institute	Updates will be posted on the website

- 7.1** Structure of the Technical Proposals, contract conditions, payment terms and schedule will be provided to the shortlisted applicants in the next stage through the RFP.



## 8. Submission of documents for Pre-Qualification

### 8.1 For Minimum Eligibility Criteria (For Architectural Services)

Provide information of three projects completed in the last 7 years, and which are similar to the proposed Phase II project. Only those projects will be considered which are satisfying the minimum eligibility criteria (as prescribed in Section 4 above)determined from the following data:

<b>Project Summary</b>	
Project name, location, and brief description	
Project owner	
Total covered area (in sq m),	
List the key buildings in the project, their height (in no of storeys), and area	
Scope of work handled by the applicant in this project	
References (name, title, tel.no/email)	

Information is sought in per the following format :

<b>Criteria</b>	
1. Past experience of the consultant (track record)	
a) Number of years relevant experience	
b) Past experience of studies of similar nature	
c) Past experience in carrying out	
• Studies in the related sector	
• Studies carried out in the region	
2. General profile of qualification, experience and number of key staff (not individual CVs)	
a) Qualifications	
b) -Relevant experience	
3. Overall financial strength of the consultant in terms turnover, profitability and cash flow (liquid assets) situation. Architects with average annual turnover of Rs 3 Crores or more, over the last three years will be considered.	
a) Avg Annual Turnover figure for Last three Years	
b) Net Profit Figure for Last three years	

## 8.2 Criteria for Prequalification for Architectural Consultants

For those applicants who satisfy the minimum eligibility criteria (as prescribed in section 4), for technical screening the following additional criteria will be used:

- I. Campus planning -Any three Similar projects of your choice (10 acres or more).
- II. Architectural expression including Structural design , MEP design, Landscape & External services design
- III. Any three Similar projects of your choice (14000sqm or more)
- IV. Experience and background of the key personnel involved.
- V. Average annual turnover of 3 Crs in last three years . (CA certified statement for turnover for period from 2022-2023, 2023-2024, 2024-2025 leading to the same is to be enclosed)
- VI. National level competitions won during practice,
- VII. Experience in use of Green Technologies with Griha/LEED ratings -Any three Similar projects of your choice,
- VIII. Experience in the use of ICT/special technologies in Buildings/Campus design. Any three Similar projects of your choice
- IX. Experience preparation of tender documents, tender processing and periodic supervision of design implementation during construction phase of the project for sustainable green rated buildings.

The following documents should be submitted for each of the above in hard and soft copies.

### **For I - Campus planning :**

Master plan of each Campus in A3 format

Three photographs of each campus of 150mm x200mm,

Write up on a single page A4 ,

Certificate from Client/promoter that the participant has designed the Campus.

### **For II- Architectural expression :**

Of similar Buildings of 24000sqm or more.

Site plan , ground floor plan , typical floor plan in A3 format for each building ,

Two external photographs of 150mm x200mm ,

Write up on a single page A4,

Certificate from promoter that the participant has designed the Campus.

(The committee may contact the references provided – the applicant should ensure that the references are prepared to provide the desired input.)

### **For III- Information about the Firm and Personnel.**

This part should include (i) background of the firm, (ii) background and experience of Chief Architect and key members in the firm's team.

Write up on a single page A4 explaining as to why you feel that you should be selected for the project

### **For IV- Average turnover in last three years**

Professional fees of the firm for the last three years, Attach certified copies of ITR / attach certificate of CA to this effect

**For V- National Competitions won by the firm.**

Attach certified copy of citation received or copy of official announcement in press

**For VI- Experience in use of Green Technologies with Griha/LEED ratings –**

Copy of certificate received in respect of bldgs or projects/bldgs.

Write up on a single page A4

**For VII - Information about ICT or other special technologies and softwares** used in the design and buildings/campus is essential.

**For VIII-** Information about the preparation of tender documents, tender processing and periodic supervision of design implementation during construction phase of the project.

Write up on a single page A4 description/summary of special technologies /photos of 3 projects.

The Consultant Selection Committee will shortlist maximum 8 Architects to whom the RFP shall be issued.

## **9. Contact Information**

- 9.1 Queries/clarifications may be e-mailed to **admin-project@iiitd.ac.in** Clarifications, will be posted from time to time on the Institute website. No individual replies/clarifications will be sent. No oral communication will be entertained.
- 9.2 The EOI are to be submitted addressed to the ‘ Registrar IIITD’ at the office of ‘Project Engineer cum Estate Officer; IIIT Delhi, Tel. +91-11 26907563, 9717291391; E-Mail ID: admin-project@iiitd.ac.in in A-203 Old Academic block, IIITD Campus, Okhla , Phase III, New Delhi 110020.

## **10. Disclaimers**

1. Notwithstanding anything contained in this document, the Institute reserves the right to amend/accept and/or reject any/all proposals and to annul the selection process at any time without assigning any reason and without any liability and/or obligation.
2. Any costs for preparing this submission and presentations will be borne by the Applicant and the Institute is not liable in any way for such costs, regardless of the outcome of the selection process.
3. It is entirely the responsibility of the applicant to provide complete/sufficient information – incomplete/insufficient information can adversely affect technical evaluation.
4. Information provided in this document is indicative and not exhaustive.

## 11. Photographs of existing campus (Phase-I & II)

### Photographs of existing campus (Phase-I&II)

#### ACADEMIC & ADMIN, LECTURE HALLS & SERVICE BLOCK



#### LIBRARY & INFORMATION CENTRE



DINING CUM STUDENT ACTIVITY CENTRE



HOSTELS





HOSTELS



FACULTY  
RESIDENCE



PHASE II CONSTRUCTION R&D BLOCK





OPEN AIR AMPHITHEATRE, R&D BLOCK & NEW FACULTY RESIDENCE  
TOWER



LECTURE HALL COMPLEX





**SPORTS BLOCK**



**HOSTEL H1 & H2**

