



नंदिनी लेआउट और बीटीएम लेआउट, बेंगलुरु स्थित नाबार्ड  
स्टाफ क्वार्टर के प्रस्तावित पुनर्निर्माण पर विस्तृत आकलन सह  
तकनीकी संभाव्यता अध्ययन के लिए इंजीनियरिंग / वास्तुकला के  
चयन के लिए निविदा आमंत्रण सूचना

**Tender for selection of Engineering/ Architectural  
Consultant for Detailed Assessment cum Technical Feasibility Study  
on the proposed Re-Development of NABARD Staff Qtrs. at Nandini  
Layout and BTM Layout, Bengaluru.**

**PART II (PRICE BID)**

TO BE SUBMITTED IN SEPARATE SEALED COVER

Tender Ref. No.	NB.KA RO/ DPSP/ 2984 / Re-development Staff Qtrs/2018-19
Date of issue of Tender	05/11/2018
<b>Due date and time for submission of Tender (sealed bids)</b>	<b>15:00 hrs on 27/11/2018</b>
Date and time of opening of the Bid	16:00 hrs on 27/11/2018

(This document contains 6 pages including the Title page and Table of Contents)

Name of the Bidder	
Address	

**Note: Any bid with incomplete information will be rejected**

Signature and stamp of the Vendor/ Bidder  
or Authorized Signatory



**PART II (PRICE BID) IN SEPARATE SEALED ENVELOPE**

**SCHEDULE OF QUANTITY (SOQ)**

**Tender for selection of Engineering/ Architectural  
Consultant for Detailed Assessment cum Technical Feasibility Study on the proposed Re-  
Development of Nandini Layout and BTM Layout, Bengaluru**

The work is to undertake a **detailed Assessment cum Technical Feasibility Study on the proposed re-development plan of Nandini Layout and BTM Layout** and compare various aspects of re-development vis-à-vis renovation. The study report will broadly encompass aspects of structural health of the existing building, analysis of structural audit reports, preparation of drawings of the existing building with their built-up area, feasibility of re-development/ renovation and possibilities thereto, cost comparison, various building bye-laws of BBMP, need assessment of present occupancy and future requirement of flats, block estimation of cost, time frame for concept plan and execution. Any other small work required to arrive at the detailed feasibility report will also have to be undertaken. The Schedule of Works as mentioned herein has to be read and understood in consonance with the Scope of works as detailed in this tender document.

**Note: Bidders are to quote separately for Nandini Layout and BTM Layout.**

Sl No.	Description of Works	Quantity	Amount (Rs)
1	<b>Detailed survey of entire area under Bank's possession</b> at NABARD in Surveying of plots with existing buildings/ structures, land area surveying, preparation of drawings of the plotted area of the layout with exact dimensions detailing roads, pathways, underground sump, compound wall, transformer, etc. , calculation of built-up area, plot area, common area, etc. The built-up area as constructed now should be calculated and shown in the 'as built drawing'. The FAR as consumed now should also be calculated and shown in the 'as built drawing.' The above works pertains to properties located in BTM Layout and Nandini Layout (to be quoted separately), both of which are on NABARD's properties free-hold land. In this connection NABARD may not be in a position to provide the actual drawings of the existing buildings. The consultant should have expertise in drafting such drawings in Auto-CAD, Revit or any other software. The consultant may use modern surveying devices to map the area. <b>An initial report and drawings (soft copy as well as hard copy) with the above details should be submitted by the consultant to NABARD after this stage.</b>		

**Assessment of the structural health of buildings** based on the type of structure through site inspections along with photographs of damaged structures.

Study and analysis of Structural audit reports of buildings/ structures. **An initial report on the structural assessment of the building should be submitted at this stage.**

Assessment of present occupancy and future requirement of flats in the buildings in consultation with Karnataka RO.

**Studying in detail regarding technical/ legal feasibility of re-development plan** (construction of new buildings with revised amenities, area norms and sufficient parking space) in view of various provisions under building bye-laws of BBMP and other zoning rules and regulations- KMC Act, 1976, Building Bye-laws 2003, zoning of land use and regulation, Revised Master Plan 2015, etc.

Examine the **procedures and formalities (necessary documents- title/ sale deeds, etc.) in getting approval from BBMP, BDA, etc.** for re-development plan with the permissible Floor Area Ratio (FAR) taking into consideration of zoning and set-back rules for high-rise building. Any other approvals/ permissions required from any other government authorities should also be examined.

Preparation of re-development plan encompassing the type of building, number of floors (as per requirement and permissible), amenities to be provided, proposed built-up and carpet area, number of flats, etc. The re-development plan will be a rough **schematic plan for the proposed new building to be constructed** satisfying all building bye-laws and requirements. It may be treated as a rough concept plan without detailed drawings.

**Preparation of Block cost estimation** of the proposed re-development plan with prevailing rates and cost index.

**Cost comparison** of renovation (complete repair and structural renovation) vis-à-vis re-development





	<p>(construction of new building with revised amenities and revised area norms) options and clear cut recommendations with justifications for renovation or re-development. The consultant/ engineer/ architect should evaluate the various technicalities in renovation/ alterations and its impact on the structure. Further, the <b>projected life</b> of the structure and other safety aspects should be evaluated.</p> <p>Time frame for approval of re-development plan- from submission of concept plan to its approval by the respective authorities. Time frame for execution of re-development plan/ reconstruction- from awarding of work to completion of project.</p> <p><b>Final report submission entailing all the above aspects (technical, legal, financial and general) giving a detailed assessment cum technical feasibility on the proposed re-development.</b></p> <p><b>Note:</b> 40% payment will be made after submission of the initial report and drawings (in softcopy (Auto-CAD/ pdf format) and remaining 60% on final submission of detailed report as mentioned in SOQ/ Scope of Works. <b>GST shall be paid extra over quoted amount as per the applicable rate.</b> TDS will be deducted as applicable on IT and GST.</p>		
1.A	<b>NANDINI LAYOUT (NABARD Property) Separate for Nandini Layout.</b>	1 Job Lump- sum	
1.B	<b>BTM LAYOUT (NABARD Property) Separate for BTM Layout.</b>	1 Job Lump- sum	
<b>Total Amount</b>			
Total amount in words: Rupees _____ _____			
Date :		Signature .....	
Address: .....		Name .....	

..... Seal of Tenderer

Note:

- (i) Consultancy Fees to be quoted inclusive of all expenditure related to consultancy assignment (transportation, overheads, profits, etc.) as per scope of work and tender conditions including all taxes. Only GST shall be paid extra as applicable.
- (ii) Separate rate should be quoted for Nandini layout and BTM Layout.
- (iii) The consultant should consider two separate works- Nandini Layout and BTM Layout and should submit two separate reports for two properties.



Place:-

Date:-

Name, Address and Seal of the Consultant