

**SELECTION OF CONSULTANT FOR PREPARATION OF CAMPUS MASTER PLAN AND THE NEW
SUB-PLAN OF CONSTRUCTION FOR THE NEW CAMPUS OF
SHRI DNYANESHWAR MAHARAJ SANSTHAN COMMITTEE, ALANDI, PUNE**

Shri Dnyaneshwar Maharaj Sansthan Committee Alandi, Pune; is a trust registered under the Indian Trust Act, 1882. Shri Dnyaneshwar Maharaj Sansthan Committee Alandi is engaged in organizing and conducting various devotional / religious / spiritual Programmes for the devotees.

Shri Dnyaneshwar Maharaj Sansthan Committee Alandi (hereinafter referred as SDMSCA) intends to develop a self - contained Campus on its land located at CTS No. 71,170,171,173,174,188,191,192,193, Alandi Village, Tal-Khed, Dist. Pune. The SDMSCA invites Expression of Interest from reputed consultants having requisite qualifications in Urban Design & Urban Planning and experience in designing of Master Plans. The work will include design and development of a conceptual Master Plan for Educational & Cultural Campus.

The SDMSCA now invites Expression of Interest from reputed and experienced Architectural / Design Consultant firms with the following eligibility criteria:

Eligibility Criteria – Table A

	Criteria	Supporting Documents
1.	The Architectural / Urban Planning / Design Consultant must have an Architect in the TOP MANAGEMENT who is registered with the Council of Architecture	Certificate of Registration with the Council of Architecture
2.	The Architectural / Urban Planning / Design Consultant must have an Architect with a Post- Graduation in Urban Planning/ Designing	Degree Certificate
3.	The Architectural / Urban Planning / Design Consultant shall be of single entity and should have been in the field of Architectural consultancy for a minimum period of 20 years.	Certificate of Incorporation
4.	The Architectural / Urban Planning / Design Consultant should have an average annual financial turn over (Gross), by way of professional receipts (consultancy only) during the last three years ending 31st March 2019 should not be less than Rs.1.00 crs.	Audited Balance Sheet & CA Certified Turnover Certificate
5.	The Architectural / Urban Planning / Design Consultant should have successfully completed at least 1 projects during last 5 financial years involving Architecture & Structural design services in a single Work order as a prime consultant of a Multistoried building of Central / State Govt / Govt undertaking / Institutional building having built up area of not less than 25,000 sqm. And project cost not less than 50 crs.	Work order/Completion Certificate
6.	The Architectural / Urban Planning / Design Consultant should have experience of advising at least 2 projects [master plan/composite assignments (completed or in hand), having more than 15 acres of land parcel area] The projects for religious / spiritual Institutes shall be preferred	Work Order/ Completion Certificate

The participating firm needs to also submit Firm's Profile, key personnel, one page summary of past works furnished in the proposal along with architectural expressions in the form of plan design, photographs, 3D drawings etc.

Selection process in short –

The selection of Design Consultant shall take place on the basis of their professional credentials, experience of similar projects and Market Reputation – based on these parameters three consultants shall be selected and financial bids of only the selected consultants shall be opened.

The final selection of consultant shall be made collectively on the basis of his combined score of Professional credentials and financial score and market reputation.

Scope of Work and Deliverables

- Master plan required to improve the existing facilities and develop about 150 Ha of land for setting up of Educational & Cultural Campus at Alandi, Near Pune
 - The broad scope of services under this contract shall be the preparation of conceptual layout and plans for selection of options by the client, detailed architectural masterplans and elevations, all Structural Designs, Electrical, indoor and outdoor lighting, Air conditioning, plumbing, Sanitary, Fire safety system, Communication system, LAN, Access control, Security system, power backup and Green features, Landscape etc.
 - Providing detailed designs and specifications with Bill of Quantities, preparation of EOI, EOI drawings for the works on item rate basis, for all works involved in the construction of the identified areas.
 - The selected architectural firm will be required to give a presentation on the detailed concept of the Master Plan of the Campus to the Sub- Committee of the SDMSCA. This will be to mainly present the Concept Design for the masterplan of Educational & Cultural Campus.
 - The Architectural / Urban Planning and master planning and Interior Design Services to cover all successive project phases, from inception to delivery.
 - The selected Firm shall issue Two (2) copies of all drawings and documents to the Trust depicting the Site Development Plans / Design Plans and Site Sections, Phasing plans, Site analysis diagrams, Land use / Zoning diagrams, diagram showing open space strategy and pedestrian / vehicular circulation and references / themes showing architectural styles for each option
 - Hand drawn / Computer Generated Sketches
 - Preparation of a detailed time schedule for delivering drawings and other architectural documents to accommodate the Client's project program.
 - Define the proposed traffic flow, parking arrangements, circulation and method of servicing the project i.e. refuse collections and firefighting policy, etc.
 - Prepare a list of approvals required from the Statutory Authorities and their sequence/stages of each of the approval required.
1. **Last date of submission of EOI: 5th October 2020 upto 03:00 p.m.**
 2. Procedure for submission of EOI: The EOI shall be submitted as under:-
 - a) Superscribed with **"EOI for Appointment of Consultant for master planning of Educational and Spiritual Campus for SDMSCA, Pune"** consisting EOI document along with Technical formats i.e.

Annexures-1 to 9 and any other relevant supporting documents and EMD of Rs.100,000/- (One Lakh Only) in the form of Demand Draft/Pay Order (PO) drawn on any Nationalized/Schedule bank in favour of "Shri Dnyanshwar Maharaj Sansthan Committee Alandi" payable at Pune. Firms registered under MSME/NSIC are exempted from paying EMD. Registration certificate should be enclosed with the application.

All the pages of EOI document must be duly stamped and signed along with date as token of acceptance of the terms & conditions of EOI.

- b) All EOI documents must be submitted and properly paginated with index duly stamped and signed along with date by an authorized person.
 - c) EOI document / Envelope is to be delivered at the reception of
Shri Dnyaneshwar Maharaj Sansthan Committee-Alandi, 1360, Shukrawar Peth, Bharat Bhawan, Natu Baug, Pune 411002
3. The Sequence for opening the sealed EOI would be on random basis.
 4. Submission of more than one bid is not allowed. However, bidder may submit revised EOI before last date of submission and time with the top envelope superscribed "Revised Bid for Appointment of Consultant for masterplanning related work for development of a Master Plan of Shri Dnyanshwar Maharaj Sansthan Committee Alandi". In such case, the envelope containing original bid would not be considered.
 5. Opening of Technical EOI will be conducted at SDMCSA office, 1360, Shukrawar Peth, Bharat Bhawan, Natubaug, Pune 411002; on **05/10/2020 at 04:00 p.m.** by the Committee. SDMCSA shall evaluate the technical bid to pre-qualify the bidders.
 6. Opening of Financial Bid: Exact date and time shall be communicated through official E- mail address given in the bid document to the bidders found successful in the Technical Bid.
 7. Opening of EOI: The firms may depute their representatives during opening of EOI by issuing an authorization letter.
 8. Validity of EOI: EOI submitted by Bidders shall remain valid for acceptance for a minimum period of 90 (ninety) days from the last date of submission of Bid.
 9. Conditional EOI would be summarily rejected.
 10. Final selection of consultant shall be published on the website **www.maulialandi.com**
 11. **Site Inspection:** Bidders may inspect the Site before submitting the bids
 12. **Pre-bid Meeting:** In the light of the global pandemic, the pre-bid meeting is not possible. However, the bidders may forward their queries to mauliaalandi@gmail.com on or before 15th September 2020, the same will be addressed appropriately. Answers to the queries shall be forwarded to all bidders. Queries received after 15th September 2020, will not be considered.
 13. Contact Person: In case of any query, bidders may contact the following official:
Mr. Dnyaneshwar Veer
Shri Dnyanshwar Maharaj Sansthan Committee,
1360, Shukrawar Peth, Bharat Bhawan, Natubaug, Pune 411002
Contact No: 020-24480102
Email ID- mauliaalandi@gmail.com
 14. **Earnest Money Deposit (EMD):** Bidder should pay specified amount towards Earnest Money

deposit as follows:

- i) Rs. 100,000/- (One Lakh only) in the form of Demand Draft/PO drawn on any Nationalized /Schedule bank in favour of "Shri Dnyanshwar Maharaj Sansthan Committee Alandi" Payable at Pune.
- ii) EMD will not carry any interest.
- iii) EMD will be refunded to unsuccessful bidders after finalization of bid.
- iv) Firms registered under MSME/NSIC exempted from paying EMD. Valid certificate of registration with MSME/NSIC to be submitted.
- v) **The Earnest Money Deposit submitted by the bidder may be forfeited if,**
 - a) Successful bidder fails to execute the awarded work within specified time as per intimation/request of the SDMSCA,
 - b) Successful bidder withdraws his EOI or backs out after acceptance,
 - c) Bidder withdraws his EOI during the validity period stipulated in the bidding document,
 - d) Bidder violates any of the terms and conditions of the EOI,
 - e) Bidder revises any of the items quoted during the validity period,
 - f) Bidder is found to have indulged in fraudulent practices in the bid submission process.

15. IMPORTANT NOTE:

- i) The bidder shall submit authenticated documentary proof in support of financial turnover certificates/annual audited reports of last 3 years certified by Chartered Accountant.
- ii) The bidder shall be required to submit copies of PO /Work order/Completion Certificate/ Performance certificate issued by client in support of satisfactory completion of similar works during the last 5 years or works in hand as the case may be.
- iii) The Bidder should be having adequate manpower, equipment etc.
- iv) The bidder should have minimum two well qualified technical and experienced staff having knowledge of Preparation of Master Plan.
- v) Should have its presence in Pune/PCMC by way of Head office/ branch office.

The bidder shall be summarily disqualified in case of non-submission of required documents.

16. Authorization and Attestation:

The bidder has to submit an authorization letter or valid Power of Attorney on behalf of company/firm for signing the document.

17. **Abnormal Rates:** In case, it is noticed that the rates quoted by the bidder for the said job are unusually high or unusually low, it will be sufficient case for the rejection of the EOI unless the reasonableness of the rates is convincing. For scrutiny, the analysis for such rates is to be furnished by the bidder on demand.
18. **The overall scrutiny of the proposal (Professional Credentials) for each bidder shall be carried out on the following criteria**

Criteria	Weightage
Age of the Company as on 01/09/2020	Max. 10 marks
10 to 15 years	5 marks
15 to 20 years	8 marks
More than 20 years	10 marks
Constitution of the Firm	Max. 10 marks
Single Entity Joint Venture / Consortium (Not permitted)	10 marks

Average Annual Turnover	Max 10 marks
1.00 cr. to 1.50 crs.	7 marks
Above 1.50 crs.	10 marks
Similar Project (As defined in Clause 4 Table A)	Max 30 marks
3 projects of 8,000 sqm each OR 2 projects of 12,500 sqm each OR 1 project of 25,000 sqm or above For additional every project of 25,000 sqm (max.2 nos.)	15 marks 18 marks 20 marks 5 marks each
Cost of Project:	Max 30 marks
3 projects having project cost not less than 17 crs each OR 2 projects having project cost not less than 25 crs each OR 1 project having project cost not less than 50 crs Additional every project having project cost more than 50 crs (Max. 2 nos.)	15 marks 18 marks 20 marks 5 marks each
Whether any project is from Religious or Spiritual Institutions? Yes / No If Yes, give details	10 marks for Master planning assignment of Religious or Spiritual Institution

19. Acceptance / Rejection of Bid:

- i) The SDMSCA also reserves the absolute right to reject any or all the EOI at any time solely based on the past unsatisfactory performance by the bidder(s). The opinion/decision of the SDMSCA regarding the same shall be final and conclusive.
- ii) The SDMSCA does not bind itself to accept the lowest EOI.
- iii) The SDMSCA reserves the right to negotiate with the top technical scorer in case his fees are greater.

20. Bidders are advised to study the EOI documents carefully and accordingly submit the bid. In case any doubt in EOI document bidders may contact the authority inviting the EOI well in time for clarification, before the submission of the EOI. The specifications and terms and conditions shall be deemed to have been accepted by the bidders in his offer. Non-compliance with any of the requirements and instructions of the EOI document may result in the rejection of the offer.

21. It is responsibility of the successful bidder under this contract, to commence work within 15 days from the date of issue of the Letter of Intent/Work Order by The SDMSCA. The successful firm shall be required to execute an agreement (in the prescribed form) with The SDMSCA within 15 days after the acceptance of the Letter of Intent/Work Order. The bidder shall pay for all stamp duties and legal charges, incidental expenses, if any.

22. Before submission of bid, bidders are advised to inspect the site of work and the environments and be well acquainted with the actual working and other prevalent conditions, facilities available at site etc. No claim will be entertained later on the grounds of lack of knowledge of any of these conditions.

23. Payment Terms:

- i) 20% of consultancy/professional fee on finalization of EOI document along with terms and conditions.

- ii) 40% of consultancy fee after completion of the Master Plan & Submission to SDMSCA
 - iii) 20% of consultancy fee after completion of Sub Plan.
 - iv) 20% of consultancy fee after approval of the plan by the Committee.
24. Income tax and other taxes and surcharge at source, as applicable will be deducted from your payments at the prevailing rates.
25. In case where the consultant performs partial services for any reason, including the abandonment, deferment, substitution or omission of any project and /or work, or part thereof, and if the services of the consultant are terminated, the payment will be made in accordance with the payment clause and for the stages that have been completed. For the incomplete stage, payment will be made on quantum-merit basis in which case assessment of fees will be made with due regard to all relevant factors.
26. In case at any stage, if it is found that Consultant is not adhering to the time schedule for completion of work, delivering things with inordinate delay and not co-operating, SDMSCA may terminate the contract any stage giving short notice and SDMSCA may impose penalty as deemed fit. In all such matters the decision of the Chief Trustee shall be final & binding on both parties.

27. Arbitration/ Dispute Resolution

In case any disputes arise out of the contract the party shall try to negotiate the same within 30 days of such dispute. In case the matters remain unresolved after intervention by the chief trustee the same shall be referred to the Arbitration in accordance with Arbitration and Conciliation Act, 1996 after giving the notice of such reference to the other party. The Arbitral Tribunal shall consist of a sole arbitrator, who shall be appointed by The SDMSCA. The venue of the arbitration shall be Pune and the language preferred will be English. The award of the Arbitral Tribunal shall be final and binding on the parties. The expenses of arbitration shall be shared equally among both parties.

General Terms of Reference

- The Architectural / Urban Planning / Design Consultants shall provide comprehensive architectural, Structure, PH, Electrical, Fire Fighting, Interior, Landscape, Infrastructure, signage and graphic design services design including site development.
- The plan developed should allow phase wise development of the campus with minimum or no disruption to ongoing campus activity.
- Master Plan will also include plan for the Landscape development
- The Campus needs to be eco-friendly
- The Master Plan has to be balanced vertical in nature leaving enough open space for future expansion
- The approx cost of construction should also be reflected from the project plan and designs

Contact Information

Queries/clarifications may be e-mailed to mauliaalandi@gmail.com; Clarifications, will be posted from time to time on the SDMSCA website (www.maulialandi.com). No individual replies/clarifications will be sent. No oral communication will be entertained.

Interested firms/Companies/organization may submit the Expression of Interest (EOI) to the following designated person by post or by courier or hand delivery:

**The Chief Trustee,
Shri Dnyasneswar Maharaj Sansthan Committee**
1360, Shukrawar Peth, Bharat Bhawan,
Natubaug, Pune 411002
Contact no: 020-24480102

Disclaimer & Caveats

- Notwithstanding anything contained in this document, the SDMSCA 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
- Any costs for preparing this submission and presentations will be borne by the Applicant and the SDMSCA is not liable in any way for such costs, regardless of the outcome of the selection process.
- The firm shall submit all the particulars mentioned in the Eoi evidenced through proper documentation to the satisfaction of the SDMSCA.
- Information provided in this document is indicative and not exhaustive.
- The Architect so finalized for the preparation of the Master Plan may or may not be hired at the time of construction.

At any time before the submission of bids, the SDMSCA may, for any reason, whether at its own initiative or in response to queries raised by prospective bidders before 15th September 2020, modify the Bid Documents by suitable amendment(s). The amendment shall be uploaded on the website www.maulialandi.com. The Amendments to Bid documents shall be binding on them. The SDMSCA may at its discretion extend the deadline for the submission of bids. Such amendments shall form part of the agreement and the applicants shall sign each page of such amendments and submit to the Employer along with their bids for the work on the due date and time of submission for bids.

BIDDER INFORMATION

Annexure-1

Dated: _____

S. No.	Particulars/Details	
1.	Name of the Firm	
2.	Communication Address	
3.	Telephone No. Office	
	Mobile	
	Fax	
	E-Mail	
	Website	
4.	Authorised Person - Name	
	Designation	
	Mobile	
	E-Mail ID	
5.	Alternate Authorized Person - Name	
	Designation	
	Mobile	
	E-Mail ID	
6.	PAN No.	
7.	GST No.	

8.	Company/Firm/Proprietorship Registration No.	
9.	Applicant's Bank Details	
	Account No	
	IFSC/NEFT Code	
	Name of Bank	
	Address of Branch	
10.	Particular of Earnest Money Deposit (EMD)	
	Amount	Rs.
	(DD/PO) No.	
	Date	
	Name of the Bank	
	Address of Bank	
11.	Furnish the names with address & telephone nos. of three responsible persons who will be in a position to certify about the services/quality as well as the past performance of your organization.	
12.	Attached Detailed Company/Firm Profile	

Date:

Signature of authorized person

Place:

Full Name & Designation:

Company's Seal

Annexure-2

A. Details of Similar Experience: Preparation of Master Plan for Architectural related work.

Sl. No.	Name & Address of the client, Concerned Person and contact/ Mobile No	Name & Location of work	Built up Area	Value of Work (In lakh)	Contract Period (from_To _____)	Completion/ Performance Certificate enclosed 'Yes' or 'No'	Any other information you would like to give
1	2	3	4	5	6	7	8

(Fill up the above table & Enclose legible copies of the supporting documents)

Note: We hereby confirm that in the above said projects were executed by us.

B. Details of Technical and skilled manpower

Sl. No	Name and Designation	Qualification	Experience	Any Other Information
1	2	3	4	5

C. Financial Capability: Average Annual Turn Over of the bidder during the last 3 years

SL. No.	Financial Year	Turnover (Rs. in lakh)
1.	2016-17	
2.	2017-18	
3.	2018-19	
	Average	

(Fill up the above table and Enclose copy of Turn over certificates, profit/loss statement certified by any Chartered Accountant).

Date:

Signature of authorized person

Place:

Full Name & Designation:

Company's Seal

DECLARATION

(TO BE TYPED ON A LETTER HEAD OF THE COMPANY/ FIRM)

Date: _____, 2020.

The Chief Trustee
Shri Dnyaneshwar Maharaj Sansthan Committee Alandi,
1360, Shukrawar Peth, Bharat Bhawan,
Pune 411002

Re: Appointment of Consultant for Preparation of a Master Plan and a Sub Plan for the master planning of Educational & Cultural Campus at Shri Dnyaneshwar Maharaj Sansthan Committee, Alandi, Pune

Sir,

This is with reference to your EOI dated 05/03/2020 on the above subject that:-

1. We have carefully read and understood all the terms and conditions of the EOI and hereby convey our acceptance to the same.
2. The information / documents furnished along with the above offer are true and authentic to the best of my knowledge and belief. We are well aware of the fact that furnishing of any false information / fabricated document would lead to rejection of our EOI at any stage besides liabilities towards prosecution under appropriate law.
3. We have apprised our self fully about the job to be
4. done during the currency of the period of agreement and also acknowledge to bear consequences to of nonperformance or deficiencies in the services on our part.
5. We have no objection, if enquiries are made about the work listed by us.
6. We have not been blacklisted by the SDMSCA or any other organization where we have worked. Further, if any of the partners/directors of the organization /firm is blacklisted or having any criminal case against them, our bid shall not be considered. At any later point of time, if this information is found to be false, the SDMSCA may terminate the assigned contract immediately.
7. We have not been found guilty by a court of law in India for fraud, dishonesty or moral turpitude.
8. We agree that the decision of the SDMSCA in selection of Bidders will be final and binding to us.

Date:

Signature of authorized person

Place:

Full Name & Designation:

Company's Seal:

EOI FORM

Date:

The Chief Trustee
Shri Dnyaneshwar Maharaj Sansthan Committee Alandi,
1360, Shukrawar Peth, Bharat Bhawan,
Pune 411002

Re: Appointment of Consultant for Preparation of a Master Plan and a Sub Plan for the master planning of Educational & Cultural Campus at Shri Dnyaneshwar Maharaj Sansthan Committee, Alandi, Pune

Dear Sir,

This is with reference to your EOI dated 05/03/2020 on the above subject. After reading above documents, Amendments/ Clarifications/ Corrigenda/Errata/etc. issued in respect of EOI document by the SDMSCA, your requirement, scope of work, site inspection and after discussions, we have understood them fully and we accept all the terms and conditions mentioned therein.

We are also enclosing duly stamped and signed copy of the above form along with annexures as token of acceptance of the terms indicated therein.

Name & Address of the Bidders _____

Contact phone No. of the key person.

Official E-mail ID: _____

Signature of Authorized

Signatory with date and seal _____

Details of Proprietor/Partners/Directors

Sl. No	Name	Designation	Qualification	Any other information
1	2	3	4	5

(Name, Signature, Seal of the agency/firm with date)

List of Key personnel permanently employed in your firm

Sl. No	Name and Designation	Qualification	Experience	Particulars of Work Done	Employed n Your Firm Since	Any Other Information
1	2	3	4	5	6	7

(Name, Signature, Seal of the agency/firm with date)

List of Associates

Sl. No	Name and address of the Associate	Specify the field (area of operation)	Experience	Associated in the project (give name of work)	Any other information
1	2	3	4	5	6

(Name, Signature, Seal of the agency/firm with date)

Details of Empanelment, if any (with Govt. Organization/PSUs/Banks etc.) with proof

Sl. No	Name and address of the Organization and Contact No. of concerned official	Nature of Works	Value of Works	Date of Registration	Any other information
1	2	3	4	5	6

(Name, Signature, Seal of the agency/firm with date)

Details of Major Clients

Sl. No	Name and address of the Organization	Name of the concerned official	Contact no.	Give nature of work carried out	Any other information
1	2	3	4	5	7

(Name, Signature, Seal of the agency/firm with date)

NAME OF THE WORK: Bid for Consultancy Services for the work of “**PREPARATION OF CAMPUS MASTER PLAN AND THE NEW SUB-PLAN OF CONSTRUCTION FOR THE NEW CAMPUS OF SHRI DNYANESHWAR MAHARAJ SANSTHAN COMMITTEE, ALANDI, PUNE**”

FINANCIAL BID

We, M/sConsultancy firm are hereby quoting the fee for the work of providing Consultancy Services as per the scope of work, terms and conditions of contract covered the bid document. The offer is inclusive of all taxes excluding GST.

Our fee is ₹..... per sq.m. (IN WORDS ₹..... per sq.m) of the cost or work as mentioned in data sheet.

Signature of the Consultant :
(Authorized Representative)

Full Name :

Designation :

Address :

Check List

Date: _____

<i>S.No.</i>	<i>Requirement</i>	<i>Specific Requirements</i>	<i>Documents Required</i>	<i>Documents Enclosed</i>
1	Legal Entity	The firm should be registered under <i>Indian Companies Act, 1956</i> , a partnership firm registered <i>Indian Partnership Act, 1932</i> , or a proprietorship firm registered under a <i>foreign act</i> .	Copy of certificate of Incorporation	Yes / No
			Copy of registration certificate(s)	Yes / No
2	Turnover	Average Annual Turnover of the firm for the last three financial years (namely 2016- 17, 2017-18, and 2018-19) should be at least Rs. 1.50 Crores, as per the last published & audited balance sheets	<i>Certificate of Chartered Accountant</i> with Registration Number and Seal	Yes / No
3	Technical Capability	3 projects of 8,000 sqm each OR 2 projects of 12,500 sqm each OR 1 project of 25,000 sqm or above For additional every project of 25,000 sqm (max.2 nos.)	Work Completion Certificates from the Client, Work Order, or Work Order Completion Certificate from the Client	Yes / No
		The firm should have registered with: GST where the firm is located Income Tax Number, or PAN, TIN		Yes / No Yes / No

Summary of Master planning & Building Design Assignment

General Project Data	Project Details
Project Type – Educational & Cultural Campus Location – Alandi Country – Pune	Main procedural stages of Campus Planning: Masterplan for Phase I – Residential Infrastructure for 1000 Warkaris, Community Facility for Warkaris, staff & Faculty residence, Transit accommodation for Dindis with kitchen & mobile toilets Phase II – Hostels for 5,000 additional warkaris, additional academic & other built up areas Phase III – Hostels for 5000 additional warkaris additional academic and other built up areas for educational complex Phase IV – School+ Hospital +Sports Facilities Phase V – Remaining Infrastructure

Project Summary

The masterplan designed to address the needs of at least 12000 warkaris (Transit dwellers) along with associated faculty & staff will come in 4 phases. The architectural & infrastructure design of phase I, Phase II, Phase III and Phase IV and beyond of Phase IV, will consist of Infrastructure for supporting faculty & Staff are developed keeping in perspective the long term objectives of SDMSCA as well as to cater the present & immediate future.

Masterplan: A brief introduction

The new Dnyanbhumi-Bhakti Shakti Complex campus will be developed on a 150 hectare site outskirts of Alandi village Maharashtra. The SDMSCA proposes to combine the work of master planning of the campus and design of the buildings for Phase I for a composite all round development.

The process of selection and appointment of the master planner and architect involve a two-stage process. In the first pre-qualifying stage, the SDMSCA will select few firms based on past credentials and work experience + capability, who, in the second stage, will be required to submit technical & financial proposals. Credit will be given for compact layout design with ample of open space confirming to the regulatory standards. Preference will be given to the parties having worked for development of religious campuses of the similar magnitude.

Project Brief

SDMSCA is one of the pioneering organization responsible for conducting the 'Wari', an event extremely near and dear to all of Maharashtra and it has been given approx. 150 H of land on a hilly terrain of Alandi village. A new permanent Educational & Cultural campus for is planned on this 150 H of land near Alandi- Maharashtra. The allocated land is having a hill tops & hill slopes and a minor irrigation project.

The masterplan of the campus is being planned to address needs of at least 12000 warkaris and 1000 students in the Educational Complex in stage 1 and depending on the requirements; subsequent phases plans to comprise approx. 2500 students or more in academic campus in about 15 years and 4000 student campus finally. In view of the fact that the Institute is currently doesn't have any transit facility of significant magnitude, the most urgent requirement, is the first phase of development for campus to support 1000 warkaris. SDMSCA plans to appoint an architect to design the final master plan and design of academic buildings, staff quarters, student hostel, trainee hostel, Auditorium, hospital, sports facilities, meditation centre, etc. along with activity area, fields, walkways and other infrastructure to cater to the needs of 1000 warkaris on an immediate basis. The new campus as per this phase is planned for completion by 2022.

Brief on Scope of Work

SDMSCA wishes to appoint a consultant for providing masterplan and comprehensive Architecture services for academic and residential buildings along with associated support facilities. This RFP document of SDMSCA invites

consultants to participate in the selection process.

The consultant will be selected through a two-stage combined quality cum cost based selection procedure. This RFP document is for inviting consultants to submit their credentials for short listing in Stage I. Based on the evaluation of credentials submitted, a limited number of consultants will be shortlisted for second stage submission and evaluation.

Post final selection and agreement, the scope of work for Architecture consultant will be required to provide (a) masterplan for the institutional campus for 12000 warkaris, staff and associated facilities, (b) detailed architectural design and services for 1000 warkaris corresponding to Phase I of the campus. The scope of work includes comprehensive architectural and allied consultancy services including Structure, PH, Electrical, Fire Fighting, Interior, Landscape, Infrastructure, signage and graphic design for the buildings. SDMSCA may modify the above requirements at its sole discretion may assign more work to the same consultant for residential as well as non-residential buildings in its new campus and may split the work between two or more consultants. Different components of the scope of work is enumerated below. The planning and development should consider the overall masterplan to provide sustainable synergy to the knowledge city campus.

Infrastructure Plans

Facilities	Masterplan requirement count	Current requirement count	Approximate Built up area in SQM for current phase
Warkaris Residential	12000	1000	35000
Hostel and dining blocks	4000	500	10000
Executive and International Hostel/ Guest House Accommodation		100	4000
Indoor games / sports facilities/ multipurpose halls, faculty and staff club	3000	1000	2000
Essential / Emergency Staff residence		25	1000

School, auditorium meditation centre, Shree Sant Dnyaneshwar Adhyasan, 500 bedded hospital and other sports & recreational facilities need to be provided in the masterplan for subsequent phases.

The area specification is indicative in nature. Details like detailed requirements & surveys will be provided to the shortlisted consultants. Consultant can use standard specification/ guidelines to workout proposal. The selected consultant has to consider design parameters based on national standards and statutory requirements.