



**IFCI Infrastructure Development Limited (IIDL)**  
**(A wholly owned subsidiary of IFCI LIMITED, A Government of India Undertaking)**  
**IFCI Tower, 61 Nehru Place New Delhi-110019**  
**Phone: + 91-11-41732000 Fax: +91-11-26487059**  
**WEBSITE: [www.iidlindia.com](http://www.iidlindia.com)**  
**CIN: U45400DL2007GOI169232**

No. IIDL/PROJECT/2020/01—

Dated: 29/09/2020

**Tender Document for Appointment of Consultant /Architect  
For  
Compounding of 12 Top floor (4<sup>th</sup> floor) Flats at**

**Plot No.C-1 (2 flats)**  
**Plot No.C-2 (2 flats)**  
**Plot No.C-6 (2 flats)**  
**Plot No.C-7 (2 flats)**  
**Plot No.C-75 (4 flats)**

**At Ramprastha, Ghaziabad, UP**

Last Date for Submission of Bid  
08/10/2020 by 4:00 P.M.  
At IIDL, IFCI Tower, 6<sup>th</sup> Floor,61-Nehru Place  
New Delhi - 110019.

## **INVITATION OF PROPOSAL FOR APPOINTMENT OF**

### **Consultant/Architect for compounding of Flats At Ramprastha, Ghaziabad, Uttar Pradesh**

#### **1. Introduction:**

IFCI Infrastructure Development Ltd. ("IIDL") is a wholly owned subsidiary of IFCI Ltd. a Government of India Undertaking. IIDL is one amongst the few institutional players in the Infrastructure & Real Estate sector

Through this document, IIDL invites proposal for the Appointment of **Consultant /Architect for compounding of its 12 Top floor (4<sup>th</sup> floor) Flats at Plot No.C-1&2 (4 Flats being Numbers 501 to 504), Plot No.C-6&7 (4 Flats being Numbers 501 to 504) and Plot No.C-75 (4 Flats being Numbers 501 to 504).**

IIDL reserves the right to accept or reject any proposal without assigning any reasons or explanation. Please note that the tender process can be cancelled by IIDL on its discretion at any point of time. Any proposal received after due date will be summarily rejected. IIDL shall not be responsible for the late delivery of the tender document at given address.

#### **2. Scope of Work:**

- (1) Making As Built drawings existing buildings for getting the same approved from Ghaziabad Development authority (GDA).
- (2) Prepare application and necessary documents required to be submitted for GDA for compounding of the 12 Top floor (4th floor) Flats detailed herein this document.
- (3) Liasoning with GDA and to prepare response /clarification required by GDA for compounding of the 12 Top floor (4th floor) Flats detailed herein this document.
- (4) Any other work required for compounding of the 12 Top floor (4th floor) Flats detailed herein this document.

#### **3. Eligibility Criteria:**

1. The Applicant should be a corporate entity duly incorporated in India under the relevant law and registered with the Council of Architecture for "Architectural planning and Engineering Consultancy services of residential, Commercial & Infrastructural developments. (A copy of the Memorandum of Association (MOA)/Article of Association (AOA), and any other relevant document along with a copy of Certificate of incorporation shall be submitted).
2. The Applicant should be in consultancy business with GDA from last 3 years.
3. The applicants should have completed minimum one assignment (since 01-04-2017) of compounding of residential building in GDA as per provisions of GDA and/or under Shaman Yojna, 2020 launched by GDA.
4. The Applicant should meet the following eligibility criteria:

A.	At least one completed Project/work of value more than Rs.40 Crores. Or Two completed Projects/works each of value not less than Rs.20 Crores. Or Three completed Projects/works each value not less than Rs.20 Crores	12 Lakh /Annum
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#### 4. Selection Criteria / Evaluation Matrix:

The selection will be based on combination of Technical Score (20% weightage) and the fee quoted by the Tenderer for the assignment.

#### Technical Score Evaluation

Parameter	Sub-parameter	Score	Max Score
Compounding of residential building in GDA (Period: 01/04/2017 to till date)	Under Shaman Yojna 2020	3 points for every compounding	10
	Not under Shaman Yojna 2020	2 points for every compounding	
Architectural Consultancy provided (Period: 01/04/2017 to till date)	One completed Project/work of value more than Rs.40 Crores.	6 points for each such project	10
	One completed Project/work of value Rs. 25 crore- Rs.40 Crores.	3 points for each such project	
	one completed Project/work of value Rs. 10 crore- Rs.25 Crores.	2 points for each such project	
<b>Grand Total</b>			<b>20</b>

The tender meeting eligibility criteria and quoting lowest fee among all eligible tenderers will be assigned a score of 80 points. Other eligible tenderers will be assigned score by the following formulae:

$$\text{Score on financial parameter of a tenderer} = \frac{(\text{Lowest Fee quoted by any tenderer} \times 80)}{(\text{Fee quoted by the tenderer})}$$

Total score will be computed as sum of technical and financial score.

#### 5. General Conditions:

1. The Applicant should submit its detailed profile along with turnover in the last three financial years i.e. 2017-18, 2018- 2019, 2019-20 (duly certified by a Chartered Accountant).
2. The Applicant should submit a non-refundable Application Fee of Rs.5,000/-(Rupees Five Thousand Only) for all 12 Flats in the form of Demand Draft in favour of "IFCI Infrastructure Development Limited" payable at Delhi along with their proposal. Applications not accompanied with Application fees, shall be summarily rejected.

3. The Applicant or any of the promoters/directors should not have defaulted / been blacklisted regarding poor performance or for any other reason by any State Government or Central Government/Department, specifically by GDA from participating in Projects/either individually or as a member of a consortium as on the date of submission of proposal.
4. The Applicant shall bear all costs associated with the preparation and submission of its response to this Tender Documents, including cost of Demo/Presentation for the purpose of clarification of the offer, if so desired by IIDL. IIDL will in no case be responsible for these costs, regardless of the conduct or outcome of the tendering process. However, any fee payable to GDA for which receipt is issued and submitted to IIDL, will be paid/reimbursed by IIDL.
5. The Company reserves the right to accept / reject any or all the offers without assigning any reason whatsoever therefore.
6. Overwriting/correction/erasing and/or use of white ink should be avoided in the Offer. However, if any overwriting/correction/erasing is inevitable, the same should be authenticated with the signature & seal of authorized person of applicant firm.
7. Documentary evidence(s) in respect of all the information above by the applicant firm(s) must be furnished along with the proposal.
8. All the pages of the proposal document shall have to be signed by the applicant firm(s) with the firm's seal and documents submitted along-with the offer shall also have to be authenticated by the authorized signatory of the applicant firm(s) with the firm's seal.
9. The proposal should be submitted strictly as per the terms & conditions laid down in the document. Proposal should be submitted in a master envelope subscribing "Proposal for Appointment of Consultant /Architect". Offers submitted in any other form shall not be considered. The envelopes shall contain two envelopes – one subscribing "Technical Proposal" containing the technical proposal and second subscribing "Financial Proposal". First the envelope containing Technical Proposal shall be opened. Financial Proposal of only tenderers who have been found eligible shall be opened. The Demand Draft for Tender Fee shall be placed in the envelope subscribing "Technical Proposal"
10. Applicants who are willing to work with IIDL may send their proposal in line with the aforesaid requirements.
11. The consultant / architect, after appointment by IIDL, may submit separate applications to GDA for each Plot or flat, as deemed fit, for compounding of all 12 flats.
12. The Schedule for submission and opening of bids will be as under :

<b>S. No</b>	<b>Particulars</b>	<b>Date and Time</b>
1.	Availability of tender document for Downloading	29-09-2020
2.	Date of Pre-bid Meeting	05-10-2020 at 11:00 AM
3.	Last date and time for submission and receipt of completed bids	08-10-2020 up to 16:00 hours
4.	Date and time of opening of Technical Proposals	08-10-2020 at 17:00 hours
5.	Date and time of opening of Financial Proposals	09-10-2020 at 16:00 hours

13. The pre bid meeting scheduled on 05/10/2020 on 11:00 AM at the address given below:  
**IIDL, IFCI Tower, 6<sup>th</sup> Floor, 61-Nehru Place,  
New Delhi – 110019.**

14. The Bid document in the separate envelopes in technical & financial proposal in the Prescribed Format shall be submitted by dropping in the "Tender Box" kept at the reception on Ground Floor of IFCI Tower, 61-Nehru Place, New Delhi-11019 or may be sent through Courier service so as to reach IFCI Tower on or before October -8, 2020 by 4:00 PM at following address:

**PROJECT HEAD,  
IFCI Infrastructure Development Limited (IIDL),  
IFCI Tower, 6<sup>th</sup> Floor, 61-Nehru Place,  
New Delhi – 110019.**

~~15.~~ 15. For any further clarification and query, Shri Chhater Singh, Project Head may be contacted at – Mobile No. 9811277928, e-mail – [chhater.singh@iidlindia.com](mailto:chhater.singh@iidlindia.com).

16. IIDL will not be responsible for any delay in receipt of the proposals beyond last date and time for receipt of the proposals and the proposals received beyond the stipulated timeline will not be accepted.

**Format of the Technical Proposal**  
(To be submitted on the Firm's Letter Head)

**INFORMATION TO BE FURNISHED BY THE APPLICANTS:**

<b>Sl. No.</b>	<b>Particulars</b>	<b>Details</b>			
1	Name of the Organization				
2	Registration No. of the Organization (Pls attach relevant documents)				
3	Address				
4	Mobile No.				
5	Telephone No.				
6	Fax No.				
7	Email ID				
8	PAN of the Organization				
9	GST registration no. of the Organization				
10	Organization Profile in brief				
11	Details of Directors / Partners /Proprietors				
12	List of Architectural Consultancy Assignments in progress				
13	List of Projects executed with/for GDA in last three years (Pls attach supporting documents)				
14	List of assignments executed for compounding of residential building in GDA as per provisions of GDA and/or under New Scheme lunched by GDA on 15/7/2020 (Pls attach supporting documents)	<b>Sr No.</b>	<b>Description of property which compounding was done</b>	<b>Date of completion of assignment</b>	
		1			
		2			
		3			
15	Details of Architectural Consultancy provided No. of Projects / Works and Value during last three years (To conform eligibility criterion no. 4) (Pls attach supporting documents)	<b>Sl.No</b>	<b>Description of Project</b>	<b>Value of Work Done</b>	<b>Date of completion of assignment</b>
		1			
		2			
		3			
16	Particular of the Contact Person Name: Designation: Mobile No.:				

	Email id:	
17	Any other information	

**Signature of the Applicant  
Name & Designation**

Place:  
Date:

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(To be submitted on the Firm's Letter Head)  
(Part of Technical Proposal)

**FINANCIAL STATUS**

<b>Sl. No.</b>	<b>Financial year</b>	<b>Turnover (in Rs. Lacs)</b>	<b>Profit / Loss (-)</b>
1	2017-2018		
2	2018-2019		
3	2019-2020		

**Note:**

**Certified copies of audited Balance Sheets/Chartered Accountants Certificates to be enclosed.**

**Signature of the applicant  
Name & Designation**

Place:

Date:

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**(Part of Technical Proposal)**

**AFFIDAVIT**

(TO BE SUBMITTED ON NON-JUDICIAL STAMP PAPER OF MINIMUM RS.100/-  
DULY CERTIFIED BY NOTARY PUBLIC)

Affidavit of Mr. ....S/o .....  
R/o.....

The deponent above named to hereby solemnly affirm and declare a under:

1. That I am the Proprietor / Authorized signatory of M/s. ....having its Head Office /Regd. Office at .....
2. That the information / documents / Experience certificate submitted by M/s.....along with this "Proposal" to IFCI Infrastructure Development Ltd. are genuine and nothing has been concealed.
3. I shall have no objection in case IFCI Infrastructure Development Ltd. verifies them from issuing authority (ies). I shall also have no objection in providing the original copy of the document(s), in case IFCI Infrastructure Development Ltd., demand so for verification.
4. I hereby confirm that in case, any document, information & /or certificate submitted by me is found to be incorrect/false/fabricated, IFCI Infrastructure Development Ltd. at its discretion may disqualify / reject my application for pre-qualification out rightly and also debar me / M/s. ....from participating in any future tenders/PQ.

**Deponent**

I, ....., the Proprietor / Authorized signatory of M/s. ...., do hereby confirm that the contents of the above Affidavit are true to my knowledge and nothing has been concealed there from and that no part of it is false.

**Deponent**

**(To be submitted on the Firm's Letter Head)  
Financial Proposal**

**Client** : IFCI Infrastructure Development Limited (IIDL)  
**Name of Work** : Compounding of 12 Top floor (4th floor) Flats at Plot No.C-1 (2 flats), Plot No.C-2 (2 flats), Plot No.C-6 (2 flats), Plot No.C-7 (2 flats) and Plot No.C-75 (4 flats) at Ramprastha, Ghaziabad, UP

<b>Sl. No.</b>	<b>Description</b>	<b>Quoted Amount (in Rs.)</b>
1	Compounding of Plot No.C-1&2 (4 Flats being Numbers 501 to 504)	
2	Compounding of Plot No.C-6&7 (4 Flats being Numbers 501 to 504)	
3	Compounding of Plot No.C-75 (4 Flats being Numbers 501 to 504)	
4	Gross Total Amount (in Rs.)	
5	Goods and Service Tax (GST), as applicable	
6	Gross Total Amount inclusive of Taxes (in Rs.)	

**Note:**  
**Statutory fees to be paid by IFCI Infrastructure Development Ltd. (IIDL) to various statutory authorities.**

**Signature of the applicant  
Name & Designation**

Place:  
Date: