

Office of The Chief Executive Officer

Srinagar Smart City Limited

(A J&K Government Undertaking)

1st Floor, Budshah Building, Lal Chowk, Srinagar, Kashmir, J&K

Email: srinagarscl@gmail.com

(CIN: U70200JK2017SGC010107)

Subject: Empanelment of Firms of National repute for Conservation, Architecture, Landscape design and Urban design services.

Srinagar city needs to be developed for the benefit of the citizens and to promote tourism in a big way. It was felt that Srinagar has a huge potential to develop as a world-class city with great livability for which detailed groundwork with great creative input is required. To realize this, good architectural and urban design firms should be empaneled with the Smart City SPV so that it can hire them on need basis, while ensuring great quality delivery and cost-effectiveness of the project. It shall also help build the capacity of the SPV in working with architects of repute and delivering the projects on ground.

1. The empanelment of the following shall be taken up by the CEO, SSCL for a period of 3 years, and payment shall be based on Council of Architecture (CoA) published norms (download from website of CoA).
 - a. Conservation Architects
 - b. Architects
 - c. Landscape Architects and Urban Designers

2. Accordingly, empanelment conditions are prepared which are as under:

Sr. No.	Name of Expertise	Qualifications of Key Experts	Relevant Technical Experience (Min. 5 years)	Fee (inclusive of taxes)
1	Architectural Conservation Firm	Masters' in Architectural Conservation; Bachelors' in Architecture	<ol style="list-style-type: none">1. Should have designed and completed at least 3 urban architectural conservation projects, that may include – Conservation Plans for precincts, Building Conservation, Heritage Management Plans, etc. of at least 25 Cr. or more.2. Should have extensive experience in handling large and small scale architectural conservation works in various parts of the country and working with various materials, specially brick and timber.3. Should have experience in working in Kashmir region.4. Should have an average turnover of at least 3 Crore or more in the last 3 years and should be in existence for minimum 20 years or more as a firm.5. Should have designed, planned, supervised and completed projects – end to end – of at least 25 Cr (3 projects) in the last 3 years.6. Should have experience of working with Govt agency.7. Should have a working office in India with at least 5 conservation architects or architects.	<p>For projects: As per Council of Architecture Scale of Charges – Clause 1.4 (7.5 Percent on the cost of works).</p> <p>For only Advisory work: As per Council of Architecture Scale of Charges – Clause 6 (Rs.10,000 per day for each day of visit from outstation, and/ or Rs.4,000 per day each day of visit from local of Kashmir)</p> <p>For Site Visits during Projects or Advisory work: Air Fare on actual, local travel, boarding and lodging shall be provided – Clause 5.</p>
2	Architecture	Masters' in Architecture (Urban Design);	<ol style="list-style-type: none">1. Should have designed and completed at least 3 iconic projects of repute, which is of prominence in architecture and design in the last 10 years.	<p>For projects: As per Council of Architecture Scale of Charges – Clause 1, 1.2, 1.2.1, 1.2.2 and 1.2.3, as per their applicability.</p>

		Bachelors' in Architecture	<ol style="list-style-type: none"> 2. Should have used passive or active technologies for energy efficiency and demonstrated innovative use of materials 3. Should have designed urban scale projects, housing projects or hospitality projects, institutional or commercial projects worth 25 Cr in the last 3 years. 4. Should have worked in the area of adaptive reuse, conservation, urban regeneration, etc. 5. Should have the required in-house expertise to prepare presentation drawings, maps, reports, photomontages, visualizations with high graphic quality. 6. Should have a working office with at least 7 staff on rolls (1 year duration) in any part of India, at least 5 of which should be architects. 7. Should have a minimum turnover of Rs.3 Cr on average of last 3 years, and should be in existence for at least 10 years or more as a firm. 8. Should have worked on projects for National/ State/ City level Govt agencies. <p>Preference for the firm having working knowledge of National Green Building/ Sustainable Design standards; implementing architectural projects with sustainable decentralized systems, energy conservation systems, waste-water and solid waste recycling strategies; should have demonstrated vernacular and local expertise in architectural design projects; should have designed institutions, housing, public buildings of repute and scale using such technologies.</p>	<p>For only Advisory work: As per Council of Architecture Scale of Charges – <i>Clause 6 (Rs.10,000 per day for each day of visit from outstation, and/ or Rs.4,000 per day each day of visit from local of Kashmir)</i></p> <p>For Site Visits during Projects or Advisory work: Air Fare on actual, local travel, boarding and lodging shall be provided – <i>Clause 5.</i></p>
3	Landscape & Urban Design Firm	Masters' in Landscape Design or Urban Design or equivalent; Bachelors' in Architecture	<ol style="list-style-type: none"> 1. Should have designed and completed at least 2 iconic parks or landscape projects which are for public use. 2. Should have extensive experience in design of parks, gardens, greenways, riverfront, public places, with a focus on native flora, soil and water conservation and wastewater treatment and use. 3. Urban design firms should have the experience of preparing urban design schemes, neighbourhood plans or zonal plans or master plans at different scales. Should have vast experience in creating people-centric places through various projects and initiatives. 4. Urban design firms should have worked in different geographies or cities on various public projects like streetscapes, plazas, greenways, parks, revitalization projects, heritage rejuvenation projects or plans, accessibility plans, etc. 5. Should have the required in-house expertise to prepare presentation 	<p>For projects: As per Council of Architecture Scale of Charges – <i>Clause 4 (7.5 Percent on the cost of works).</i></p> <p>For only Advisory work: As per Council of Architecture Scale of Charges – <i>Clause 6 (Rs.10,000 per day for each day of visit from outstation, and/ or Rs.4,000 per day each day of visit from local of Kashmir)</i></p> <p>For Site Visits during Projects or Advisory work: Air Fare on actual, local travel, boarding and lodging shall be provided – <i>Clause 5.</i></p>

			<p>drawings, maps, reports, photomontages, visualizations with high graphic quality.</p> <ol style="list-style-type: none"> 6. Urban design firms should have the experience of working with energy conserving technologies, water conserving plans, etc. 7. Should have a working office with at least 7 staff on rolls (1 year duration) in any part of India, at least 5 of which should be urban designers/ landscape architects & architects. 8. Should have a minimum turnover of Rs.2 Cr on average of last 3 years. 9. Should have worked on projects for National/ State/ City level Govt agencies. 10. Should have designed and completed at least 3 projects worth 25 Cr in the last 3 years, and should be in existence for at least 5 years or more as a firm. 11. Should have worked on projects for National/ State/ City level Govt agencies. <p>Preference for the firm having working knowledge of National Green Building/ Sustainable Design standards; implementing landscape projects with sustainable decentralized systems, energy conservation systems, waste-water and solid waste recycling strategies; should have demonstrated vernacular and local expertise in landscape design projects; should have designed landscapes using such technologies.</p>	
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3. The following Important Notes shall be attached with the above:

- a. Empanelment shall be for a period of 3 years from the date of empanelment of Firms. Last date of application of Firms in above categories shall be 15 days (including the publishing and end date and holidays) from the date of publishing of this advertisement. Applications shall be evaluated on an on-going basis for that period.
- b. For Council of Architecture Scale of Charges, the website link is:
<https://www.coa.gov.in/index1.php?lang=1&level=2&sublinkid=299&lid=86>
- c. Joint Venture/ Consortiums are not allowed.
- d. Deliverables shall include complete Surveys, Conceptual Plans, Presentations, Visualizations, Preliminary estimates, Final detailed plans, detailed (all) service layouts and their details, detailed estimates BoQs as per prevailing Schedule of Rates, DPR, tender drawings, tender documents/ RFPs, assistance in Bid process, supervision and monitoring.
- e. Fee structure of projects shall include a 10% Advance Fee at the time of Signing of Contract for a project, and rest as per mutually agreed terms. 20% of Fee shall be for Supervision.
- f. GST shall be reimbursed as actual.
- g. All invoices shall be paid within 30 days from the date of submission.
- h. The fee payable shall include payments to MEP, HVAC, Structural and Irrigation consultants, which shall be paid by the empanelled firm.
- i. Any other consultant if required for the project, shall be hired with written approval of the SSCL and the fee shall be limited to 20% of the fee being paid to the empanelled firm, inclusive of taxes. The fee of the newly hired consultant shall be paid by the empanelled firm and the same shall be reimbursed by SSCL on presentation of invoices.
- j. Empanelled firms shall provide a notarized undertaking that:
 - a. Firm has not been blacklisted by any Govt/ Non-Govt/ Private entity in the last 10 years.
 - b. Firm has not been terminated from any work due to Firm's event of fault.
 - c. Firm is in existence for the

- k. Key Personnel of the Firm should be registered with the Council of Architecture and optionally with IUDI or ISOLA or ITPI of any other similar body.
- l. Firms shall be evaluated for their technical experience, financial turnover, excellence in design, quality of work, current state of their built projects, awards won (if any), expertise, readiness for delivery and skills.
- m. Applications shall be sent as a **single PDF** file with all the details of the Firms necessary for evaluation to the email address: gmp_lanning.sscl@gmail.com with the subject line: **"Empanelment of Architectural Conservation/ Architecture/ Landscape Design & Urban Design (as applicable) Firm for SSCL."**

Sd/-
Chief Executive Officer
Srinagar Smart City Ltd.

No: SSCL/CEO/5125-26

DT: - 14/09/2021

Copy to the: -

1. Chairman, Srinagar Smart City Limited, J&K.
2. Dy. Director Information Department Srinagar for publication of this E-NIT in Two Prominent Dailies of Kashmir Valley and copy of the same may please be sent to this office for record and reference.
3. Office File for Record.