



INDIAN INSTITUTE OF TECHNOLOGY GOA

Institute Works Department

Expression of Interest

EoI No.: IITGoa/IWD/CDP/2026-27/14

Appointment of Comprehensive Architectural Consultants for Master Planning, Architectural, Structural, MEP, HVAC, IT Services, Sports Facilities, Landscaping, Horticulture, and Allied Design Consultancy Services for Development of Permanent Campus of Indian Institute of Technology Goa

for the Development of Permanent Campus at Bandora Village, Ponda Taluka, Goa

Land parcel	115.15 acres (net developable area)
Ultimate student strength	4,000 students
Procuring entity	Indian Institute of Technology Goa

Indian Institute of Technology Goa

Farmagudi, Ponda, Goa – 403401

EXPRESSION OF INTEREST (EoI) for

Appointment of Comprehensive Architectural Consultants for Master Planning, Architectural, Structural, MEP, HVAC, IT Services, Sports Facilities, Landscaping, Horticulture, and Allied Design Consultancy Services for Development of Permanent Campus of Indian Institute of Technology Goa

EoI No.: IITGoa/IWD/CDP/2026-27/14

Procuring Entity: Indian Institute of Technology Goa

Tender Inviting Authority: Sr. Executive Engineer, IIT Goa

Project: Development of Permanent Campus at Bandora Village, Ponda Taluka, Goa

Land Parcel: 115.15 Acres (Net Developable Area)

Ultimate Student Strength: 4,000 students

Immediate DPR Target: 2,500 students

Plinth Area to be constructed : ~ 2,85,793 Sq.m

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SUMMARY OF THE PROCESS

Stage-I: Expression of Interest (EoI)

1. **Issuance of EoI Document:** This notice outlines the project scope, objectives, eligibility criteria, submission requirements, and deadlines.
2. **Submission by Interested Parties:** Consultants submit EoIs providing information about qualifications, experience, and preliminary approach.
3. **Evaluation of EoIs:** Submissions are reviewed against the marking matrix at Section-IV.
4. **Shortlisting:** Top Six (6) consultants are shortlisted for the next stage.
5. **Notification:** Shortlisted entities are invited to participate in the Request for Proposal (RfP) stage.

Stage-II: Request for Proposal (RfP)

1. **Issuance of RfP:** Detailed technical and financial proposal requirements are issued exclusively to shortlisted consultants.
2. **Presentation:** Shortlisted consultants present their design philosophy, concept, and methodology.
3. **Evaluation:** Proposals are evaluated on QCBS basis (Technical 80% : Financial 20%).
4. **Selection:** The bidder with the highest composite score is selected for award of the work.

PART A: EoI PROCESS

Section I: Expression of Interest (EoI)

1.0 Invitation

The Sr. Executive Engineer, IIT Goa, on behalf of the Board of Governors, invites Expression of Interest (EoI) from eligible and qualified Domestic Architectural Consultants for shortlisting for delivery of Comprehensive Consultancy Services for the development of IIT Goa's permanent campus at Bandora Village, Ponda Taluka, Goa. The EoI reference number is IITGoa/IWD/CDP/2026-27/.

2.0 Instructions for EoI

2.1 Governing Language and Law

The EoI and all correspondence shall be in **English**. The process shall be subject to the laws of the Union of India and the jurisdiction of courts at Goa.

2.2 Acronyms

Table

Acronym	Definition
EoI	Expression of Interest
RfP	Request for Proposals
IIT Goa /Institute/ Client	Indian Institute of Technology Goa
Firm/Architect/bidder/consultant	Architectural firm participating in this EoI process
Contract Manager/ Engineer-in-Charge	Senior Executive Engineer, IIT Goa
ToR	Terms of Reference
CoA	Council of Architecture
MEP	Mechanical, Electrical, Plumbing
HVAC	Heating, Ventilation and Air Conditioning
VRF	Variable Refrigerant Flow
BIM	Building Information Modelling
GRIHA	Green Rating for Integrated Habitat Assessment
LOD	Level of Development
QCBS	Quality-Cum-Cost Based Selection

Acronym	Definition
PMC	Project Management Consultant
CPWD	Central Public Works Department
DPR	Detailed Project Report

2.3 Contents of the EoI Document

This EoI consists of:

- **Part A:** EoI Process (Sections I–V)
- **Part B:** EoI Submission Formats

2.4 Corrigenda / Addenda

The Procuring Entity may issue corrigenda/addenda before the submission deadline. These shall form part of the EoI document.

2.5 Procuring Entity – Right to Reject

IIT Goa reserves the right to reject any or all EoIs, abandon the process without liability. The Institute also reserves the right to shortlist a smaller number of consultants if fewer than **five** meet the all the mandatory eligibility and qualification criteria, or to re-invite /re-open this EoI.

3.0 Participation in EoI – Eligibility Criteria

3.1 Eligibility Criteria

Consultants must meet the following as of the date of EoI submission:

1. **Legal Entity:** Must be an architectural firm, company, LLP, partnership firm, or society registered under applicable Indian law.
2. **Joint Ventures / Consortium:** **Not eligible** to apply.
3. **Registrations:** Valid GSTIN, PAN, EPF, ESI, Labour registrations, and CoA registration (or equivalent).

For detailed eligibility criteria, refer to Section III.

3.2 Sub-consultants

Sub-consultants are permitted only for specialized services (MEP, Quantity Surveying, IT Networking, HVAC, SCADA, BIM, GRIHA, Sports, Lab Infrastructure, Horticulture and Interior Design). The lead consultant remains solely responsible.

3.3 Conflict of Interest

Consultants with conflicts of interest are ineligible. Only one entity from among a consultant and its affiliates may participate.

A Consultant shall be considered to have a Conflict of Interest where its existing or past relationship with the Institute, another Consultant, an affiliate, the EPC contractor, or any other

party places it in a position where its independence, objectivity, or ability to perform the Services fairly and impartially may be compromised.

The Consultant appointed by IIT Goa shall maintain complete independence from the EPC contractor. During the period of its appointment, the Consultant, its affiliates, and its proposed or appointed sub-consultants shall not, directly or indirectly, undertake any assignment for, or associate themselves with, the EPC contractor in relation to the same phase of the IIT Goa project.

4.0 Downloading the EoI Document, Clarifications

4.1 Availability

The EoI shall be published on the Central Public Procurement Portal (eProcurement). Download is free of cost. The same may be downloaded from Institute's website also. Submission shall be made on the CPP Portal only.

4.2 Clarifications

Queries may be submitted via email before the date prescribed in Section III: Appendix. Responses shall be uploaded to the CPPP Portal and Institute website without disclosing the source. Individual responses shall not be made.

Section II : Instructions to the Bidders for Online Bid Submission

1.0 Process with Central Public Procurement Portal (CPPP)

The bidders are required to submit soft copies of their bids electronically on the CPP Portal, using valid Digital Signature Certificates. The instructions given below are meant to assist the bidders in registering on the CPP Portal, prepare their bids in accordance with the requirements and submitting their bids online on the CPP Portal.

More information useful for submitting online bids on the CPP Portal may be obtained at: <https://eprocure.gov.in/eprocure/app>.

1.1 REGISTRATION

- 1) Bidders are required to enroll on the e-Procurement module of the Central Public Procurement Portal (URL: <https://eprocure.gov.in/eprocure/app>) by clicking on the link “**Online bidder Enrollment**” on the CPP Portal which is free of charge.
- 2) As part of the enrolment process, the bidders will be required to choose a unique username and assign a password for their accounts.
- 3) Bidders are advised to register their valid email address and mobile numbers as part of the registration process. These would be used for any communication from the CPP Portal.
- 4) Upon enrolment, the bidders will be required to register their valid Digital Signature Certificate (Class III Certificates with signing key usage) issued by any Certifying Authority recognized by CCA India (e.g., Sify / nCode / eMudhra etc.), with their profile.
- 5) Only one valid DSC should be registered by a bidder. It shall be noted that the bidders are responsible for ensuring that they do not lend their DSC's to others, which may lead to misuse.
- 6) Bidder then logs in to the site through the secured log-in by entering their user ID / password and the password of the DSC / e-Token.

1.2 SEARCHING FOR TENDER DOCUMENTS

- 1) There are various search options built in the CPP Portal, to facilitate bidders to search active tenders by several parameters. These parameters could include Tender ID, Organization Name, Location, Date, Value, etc. There is also an option of advanced search for tenders, wherein the bidders may combine a number of search parameters such as Organization Name, Form of Contract, Location, Date, Other keywords etc. to search for a tender published on the CPP Portal.
- 2) Once the bidders have selected the tenders they are interested in, they may download the required documents / tender schedules. These tenders can be moved to the respective 'My Tenders' folder. This would enable the CPP Portal to intimate the bidders through SMS / e- mail in case there is any corrigendum issued to the tender document.
- 3) The bidder should make a note of the unique Tender ID assigned to each tender, in case they want to obtain any clarification / help from the Helpdesk.

1.3 PREPARATION OF BIDS

- 1) Bidder should take into account any published on the tender document before submitting their bids.
- 2) Bidder shall go through the tender advertisement and the tender document carefully to understand the documents required to be submitted as part of the bid. Bidder may note the number of covers in which the bid documents are required to be submitted, the number of documents - including the names and content of each of the document that need to be submitted. Any deviations from these may lead to rejection of the bid.
- 3) Bidder, in advance, should get ready the bid documents to be submitted as indicated in the tender document / schedule and generally, they can be in PDF / XLS / RAR / DWF/JPG formats. Bid documents may be scanned with 100 dpi with black and white option which helps in reducing size of the scanned document.
- 4) To avoid the time and effort required in uploading the same set of standard documents which are required to be submitted as a part of every bid, a provision of uploading such standard documents (e.g., PAN card copy, annual reports, auditor certificates etc.) has been provided to the bidders. Bidders can use "My Space" or "Other Important Documents" area available to them to upload such documents. These documents may be directly submitted from the "My Space" area while submitting a bid, and need not be uploaded again and again. This will lead to a reduction in the time required for bid submission process.

Note: *My Documents space is only a repository given to the Bidders to ease the uploading process. If Bidder has uploaded his Documents in My Documents space, this does not automatically ensure these Documents being part of Technical Bid.*

1.4 SUBMISSION OF BIDS

- 1) Bidder should log into the site well in advance for bid submission so that they can upload the bid in time i.e., on or before the bid submission time. Bidder will be responsible for any delay due to other issues.
- 2) The bidder has to digitally sign and upload the required bid documents one by one as indicated in the tender document.
- 3) Bidder has to select the payment option as "online" to pay the tender fee / EMD as applicable and enter details of the instrument. Bidders shall submit the Bid Security/EMD in any of the forms permitted under Clause 7.0 of Section III: Appendix.

- 4) Bidder should prepare the EMD as per the instructions specified in the tender document. In the case the bidder desires to submit Bank Guarantee from any Scheduled bank or Demand Draft or any other accepted instrument instead of online remittance of the EMD, the original should be posted/couriered/given in person to the concerned official, latest by the last date and time of bid submission or as specified in the tender documents. The details of such an instrument, physically sent, should match those available in the scanned copy and the data entered at the time of bid submission. Otherwise, the uploaded bid will be rejected.
- 5) ***Tenders without a valid EMD will be summarily rejected. No exemption of EMDs or process fee for MSME/NSIC registered consultants or start-up firms***
- 6) **Details for online payment for EMD:**
 - Beneficiary name: IIT Goa Main Account
 - Account No: 520101252594859
 - IFSC Code: UBIN0913286
 - Bank Name: Union Bank of India
 - Branch: Farmagudi
 - Address: GEC Campus, Farmagudi, Ponda, Goa - 403401.
- 7) The server time (which is displayed on the bidders' dashboard) will be considered as the standard time for referencing the deadlines for submission of the bids by the bidders, opening of bids etc. The bidders should follow this time during bid submission.
- 8) All the documents being submitted by the bidders would be encrypted using PKI encryption techniques to ensure the secrecy of the data. The data entered cannot be viewed by unauthorized persons until the time of bid opening. The confidentiality of the bids is maintained using the secured Socket Layer 128-bit encryption technology. Data storage encryption of sensitive fields is done. Any bid document that is uploaded to the server is subjected to symmetric encryption using a system generated symmetric key. Further this key is subjected to asymmetric encryption using buyers/bid opener's public keys. Overall, the uploaded tender documents become readable only after the tender opening by the authorized bid openers.
- 9) The uploaded tender documents become readable only after the tender opening by the authorized bid openers.
- 10) Upon the successful and timely submission of bids (i.e., after Clicking "Freeze Bid Submission" in the portal), the portal will give a successful bid submission message & a bid summary will be displayed with the bid no. and the date & time of submission of the bid with all other relevant details.
- 11) The bid summary has to be printed and kept as an acknowledgement of the submission of the bid. This acknowledgement may be used as an entry pass for any bid opening meetings.
- 12) Bidders are requested to add scanned PDF of all relevant documents in a single PDF file of compliance sheet.

1.5 ASSISTANCE TO BIDDERS

- 1) Any queries relating to the tender document and the terms and conditions contained therein should be addressed to the Tender Inviting Authority for a tender or the relevant contact person indicated in the tender.
- 2) Any queries relating to the process of online bid submission or queries relating to CPP Portal in general may be directed to the 24x7 CPP Portal Helpdesk. The contact number for the helpdesk is 1800 233 7315.

2.0 Preparation of Eols

2.1 Eol Submission Formats

Consultants must submit digitally signed documents in the formats prescribed in **Part B-Eol Submission formats**.

2.2 Eol Validity

Eols shall remain valid for **120 days** from the deadline for submission.

3.0 Signing and Uploading of Eols

3.1 eProcurement Portal

Consultants must comply with the eProcurement portal rules, including valid Digital Signature Certificate (DSC).

3.2 Signing

The signatory must submit an authenticated copy of the authorization to sign on behalf of the consultant.

3.3 Submission

- Eols must be uploaded on the eProcurement Portal before the deadline.
- No manual submissions shall be accepted.
- Only one copy of the Eol can be uploaded; it must be digitally signed.
- Uploaded PDFs must not be password protected and shall be clear and legible.

4.0 Modification, Resubmission and Withdrawal

4.1 Modification & Resubmission

Resubmission is allowed any number of times before the deadline. The last submitted Eol shall supersede all previous submissions.

4.2 Withdrawal

Withdrawal is permitted only before the submission deadline.

5.0 Eol Opening

Eols shall be opened online on the specified date and time. If the date is a holiday, opening shall occur on the next working day.

6.0 Evaluation of Eols and Shortlisting of Consultants

6.1 General Norms

- Evaluation is based solely on declared criteria.
- Information shall not be disclosed to participants until notification.

6.2 Evaluation of Eols and Shortlisting

6.2.1 Determining Responsiveness

An EOI is non-responsive if:

- Not in prescribed format.
- Consultant is ineligible.
- Validity period is shorter than required.
- Essential eligibility requirements are not met.
- Wrong or misleading data is furnished.
- Non-submission of a valid Earnest Money Deposit (EMD)/ Bid Security

6.2.2 Evaluation of Eligibility

Detailed at Section IV- Marking Matrix.

6.2.3 Evaluation of Qualification Criteria

Determined as per Section III and Forms in Part B. Experience of proposed sub-consultants may be used to meet experience requirements (but not financial qualifications). While the bidder can use a sub-consultant's technical experience to meet a sub-criterion, it cannot use the sub-consultant's financials (turnover, net worth) to meet the main financial eligibility criteria.

6.2.4 Verification of Original Documents at RFP Stage

Shortlisted consultants may be asked to produce originals of all uploaded documents during the RfP process.

6.2.5 Declaration of Shortlisted Consultants

- Top **Six (6)** consultants based on the marking matrix shall be shortlisted.
- Shortlisting is conditional upon final verification during RfP.

6.3 Publication of RFP

RfP shall be issued exclusively to shortlisted consultants through the eProcurement portal.

7.0 Code of Integrity in Public Procurement

The Code of Integrity and penalties as per Government of India, Ministry of Finance, Department of Expenditure shall apply.

The Consultant shall be required to sign the Integrity Pact on award of the Work.

8.0 Compliance with Rule 144(xi) of GFR 2017 - Land Border Restrictions

Any bidder from a country which shares a land border with India will be eligible to bid in any procurement, whether of goods, services (including consultancy services and non-consultancy services) or works (including turnkey projects) only if the bidder is registered with the Competent Authority. Further, any bidder (including bidder from India) having specified Transfer of Technology (ToT) arrangement with an entity from a country which shares a land border with India, shall also require to be registered with the same competent authority.

Bidders must submit this self-certification on their letterhead as proof of compliance in Form 5 .

Section III: Appendix

1.0 Basic EoI Information

Table

Parameter	Details
Tender Title	Expression of Interest from Interested Domestic Architectural Consultants for Comprehensive Architectural, Structural, Electro Mechanical, Plumbing [MEP], IT Services, Sports Facilities, Landscaping, Horticulture works for Development works of IIT Goa Permanent Campus.
Name of Project	Consultancy services for Comprehensive Architectural, Structural, Electro Mechanical, Plumbing [MEP], IT Services, Sports Facilities, Landscaping, Horticulture works for Development works of IIT Goa Permanent Campus.
Sub Head	Master Planning, Comprehensive architectural services for Academic Blocks, Hostels, Mess, Faculty & Staff Housing, Student Amenities, Sports Facilities, External Development, Utilities and Services
Tender Reference Number	IITGoa/IWD/CDP/2026-27/
Tender Type	Expression of Interest
Tender Category	Services
No. of Covers	Single Cover
Product Category	Consultancy
Domestic / Global Procurement	Domestic Procurement
Procurement Organization	Indian Institute of Technology Goa
The Procuring Entity	IIT Goa
Accepting Authority	Director, IIT Goa
Tender Inviting Authority (TIA)	Senior Executive Engineer (civil), IIT Goa

Parameter	Details
Address	Indian Institute of Technology Goa, Farmagudi, Ponda, Goa – 403401

2.0 Critical Dates

Table

Event	Date & Time
Published Date	15-09-2026
Document Download Start Date & Time	15-09-2026; 11:00 AM
Document Download End Date & Time	05-10-2026; 03:00 PM
Eol Submission Start Date & Time	16-09-2026; 11:00 AM
Eol Submission Closing Date & Time	06-10-2026; 03:00 PM
Eol Opening Date & Time	07-10-2026; 03:30 PM
Eol Validity	120 days from the deadline for Eol submission

3.0 Eligibility and Qualification Criteria

Table

Parameter	Details
Eligibility Criteria	Refer to Section-IV
Nature of Specialized Consultants eligible as sub-consultants	MEP, Quantity Surveying, IT Services (Networking, LAN, EPABX, Wi-Fi), HVAC, SCADA, BIM, GRIHA, Sports, Lab Infrastructure, Horticulture and Interior design consultants.
Any additional Criteria	Joint Ventures or Consortia shall not be permitted to bid.

4.0 Obtaining the EoI Document and Clarifications

Table

Parameter	Details
Entity's Portal / Help Desk	https://eprocure.gov.in / [0120-4001 002; 0120-4001 005; support-eproc@nic.in]
Cost of EoI document	NIL
Office / Contact Person / Email for clarifications	Senior Executive Engineer (civil), IWD, IIT Goa, Farmagudi, at GEC Campus, Ponda, Goa – 403401. Email: sr.ex.eng.civil@iitgoa.ac.in Phone: 0832-2490 905
Last date of Submission of Pre-bid queries through e-mail	24-09-2026; 05:00 PM

5.0 Preparation, Submission and Opening of EoIs

Table

Parameter	Details
EoIs to be Addressed to	The Sr. Executive Engineer, IWD, Indian Institute of Technology Goa, at GEC campus, Farmagudi, Ponda, Goa – 403401
Instructions for Online EoI Submission	Refer to Section II, Part-A
Language of Submission	English
EoI Validity	120 days from the deadline for EoI submission
EoI Opening Place	On e-procurement portal

6.0 Evaluation of EoI and Qualification Criteria

Table

Parameter	Details
Maximum number of consultants on the shortlist	Top Six (6) Consultants based on scoring matrix. In the event of a tie in aggregate score at the 6th position, all Consultants obtaining the same score shall be shortlisted.

7.0 Bid Security / Earnest Money Deposit (EMD)

Submission of Monetary Bid Security

1. Bid Security amounting to Rs 1,00,000/- (Rupees One Lakh only) shall be submitted by the bidders at the time of submission of EoI. Bid security of the non-shortlisted bidders will be returned after the declaration of results of the EoI process. Bid security of the shortlisted bidders will be retained till completion of the RfP process. It will be returned to the unsuccessful (shortlisted) bidders after award of the work. Bid security shall not carry any interest.
2. The Bid Security shall be submitted in any one of the following acceptable forms:
 - **Insurance Surety Bonds** issued by an insurer regulated by the Insurance Regulatory and Development Authority of India (IRDAI);
 - **Account Payee Demand Draft, Fixed Deposit Receipt (FDR), or Banker's Cheque** from any Scheduled Commercial Bank in India, drawn in favour of [Registrar, IIT Goa], payable at [Goa];
 - **Bank Guarantee (including e-Bank Guarantee / e-BG)** issued by any Scheduled Commercial Bank in India in the prescribed format [Part B: Submission Formats]; or
 - **Online Payment** through the portal's designated payment gateway (if applicable).
 - Account Particulars may be seen at Section II: Instructions to bidders for online bid submission.
3. Bids not accompanied by the requisite Bid Security shall be deemed non-responsive and rejected summarily.
4. Bid Security Declaration in lieu of the modes stated above shall not be accepted.
5. There shall be no Relaxation/Exemption for MSEs and Startups regarding Bid Security.
6. **Validity of Bid Security** : 180 days from the deadline for submission of bids. Where the RfP process is extended beyond the validity of the Bid Security, shortlisted Consultants shall extend the Bid Security accordingly, failing which the Consultant may be treated as non-responsive for the RfP process.

8.0 About RFP

Table

Parameter	Details
RfP to be issued	Limited to shortlisted Consultants against this EoI
Form of Contract	Unit rate for master planning and Percentage based for comprehensive architectural services. Not to exceed 5% of Bid value or completion cost whichever is less. Details will be given in the RfP document.
Selection Method	QCBS [80:20]
Performance Security	5% of Contract Value (total consultancy fee) by successful bidder

9.0 Site Visit

Consultants are encouraged to inspect the permanent campus site at Bandora Village at their own cost prior to submission, to familiarise themselves with the topography, existing structures (IHM complex, PWD office building, residential quarters), the village road (blue-line corridor) bisecting the site, access conditions, and surrounding land use. No claim on account of unfamiliarity with site conditions shall be entertained after submission of the Proposal.

Section IV: Qualification Criteria and Marking Matrix

Project Overview

The project broadly comprises master planning, architectural design, structural coordination, and site development admeasuring **115.15 acres** (net developable area) for an ultimate student strength of **4,000 students** (immediate DPR target: 2,500 students – Phase 1). Total plinth area to be constructed in Phase 1 is approximately 2,85,793 sqm. The campus includes academic blocks, student hostels, faculty & staff housing, research facilities, student amenities, sports facilities, external development (roads, power, water supply, drainage, landscaping), WTP, STP, BIM, IT services, and GRIHA 5-star rated green buildings.

Relevant Date

For all annual reports, the period ends with the financial year **31st March 2026**. For other statements, the period ends on the month before the last date of EoI submission.

Minimum Eligibility for Evaluation

The bidders must satisfy the below mentioned criteria of eligibility. These are pass/fail criteria. Bidders not fulfilling Criteria 1 and 2 below shall not be evaluated under the Marking Matrix.

Criteria 1: General and Similar Experience

- Consultants must have at least **20 (Twenty) years'** experience in Consultancy Services. The Firm's Owner or One of the Partners or Director or MD must be an **Architect registered with Council of Architecture (CoA)** and the firm must be eligible to practise Architecture as per CoA Act.
- Consultants must have executed 'similar works' as given below:

Similar Assignments for Qualification Criteria

Definition of "Similar Work":

Master planning, architectural design, structural coordination/design, and site development of integrated campuses measuring 100 acres and above, wherein the campus development comprises a combination of academic buildings, hostels, dining halls with centralized kitchens, faculty and staff quarters, sports facilities, utility buildings, and other associated support facilities. Such campuses may include educational institutions and similar large developments. The scope shall also include external development works such as roads, drains, CD works, landscaping, WTP, STP, MEP services, IT infrastructure, utilities, etc.

The applicant should provide documentary evidence for having satisfactorily provided comprehensive architectural & engineering consultancy services in their own name (**not as consortium or joint venture**) for completed following similar works during the last **09 years**:

The bidder should have, during the last 9 (nine) years [7-year qualifying period, extended by 2 year on account of COVID-19 pandemic-related disruption to construction activity during 2020–2022] (F.Y. 2017-18 to 2025-26), completed one or more consultancy assignment(s) of similar

works as defined above in any IITs/IIMs/NITs/CFTIs/State or Central Universities/Private educational institutions *and similar large developments*, satisfying the following:

(A) Experience in Preparing Master Plan :

One project of master planning for an area of 100 Acre or more

AND

(B) Experience in Comprehensive architectural services :

(a) One project of built-up area 2,29,000 sq.m or more

OR

(b) Two projects, each of built-up area 1,71,500 sq.m or more;

OR

(c) Three projects, each of built-up area 1,14,300 sq.m or more.

Note:

1. "Project" shall mean similar project as defined above.

2. A & B need not be the same project, but shall be within the meaning of "similar work" defined above.

Table

Sector	Description
General Sector	Institutional infrastructure including MEP services including large campus development of 100 acres and above.
Specific Sector	Large Campus development of institutional / educational infrastructure including MEP services in high-density / vertical development context.

Note: Completion certificates from clients must be issued by an Officer not below the rank of Executive Engineer (Government Organisation) or General Manager / Owner (PSU / Private). Certificates from private individuals shall not be accepted. For private companies/Trusts, certificates are acceptable only from publicly listed companies / private companies / Trusts with an annual turnover of Rs 500 crore and above, with Notarized TDS certificate certified by Chartered Accountant.

Criteria 2: Financial Capability

- **Minimum average annual turnover** of at least **Rs. 09 Crores** from Consultancy contracts, computed over the best 7 of the preceding 9 (nine) financial years [7-year qualifying period, extended by 2 year on account of COVID-19 pandemic-related disruption to construction activity during 2020–2022] (F.Y. 2017-18 to 2025-26).
- **Net worth** of Rs. 3 Cr.

MARKING MATRIX

1. GENERAL & SIMILAR EXPERIENCE — Max Score 70.0

1.1 Years of Experience — Max Score 10.0

Ref	Description	Marks
1.1A	Minimum 20 years of established consultancy practice (eligibility floor)	4.0
1.1B	Marks = 1.0 per additional completed years beyond 20 years, capped at 6.0 <i>Note: Company Establishment/Registration Certificate (Notarized) to be submitted.</i>	up to 6.0

1.2 Similar Masterplanning Experience — Max Score 12.0

Ref	Description	Marks
1.2A	One project of Master Planning (as defined under “Similar Work”) for an educational campus ≥ 100 acres (eligibility floor for this sub-criterion)	5.0
1.2B	Marks= 1.5 for every additional 100 acre Master Plan works capped at 7.0	7.0

1.3 Similar Past Experience — Comprehensive Architectural Services — Max Score 12.0

Ref	Description	Marks
1.3A	One similar project of built-up area $\geq 2,29,000$ sqm; OR two similar projects each $\geq 1,71,500$ sqm; OR three similar projects each $\geq 1,14,300$ sqm	5.0
1.3B	For double the built-up area in any category at 1.3A	4.0
1.3C	For more than the specified number of projects in category at 1.3A.	3.0

Note: Criteria 1.2 and 1.3 are independent and both mandatory (“AND”); they need not be satisfied by the same project, but each project claimed shall be within the meaning of “Similar Work” as defined.

1.4 Similar GRIHA Experience — Max Score 6.0

Ref	Description	Marks
1.4A	Cumulative GRIHA-rated built-up area (GRIHA LD for one development, or aggregated across individually-rated buildings, each 3-star and above) $\geq 2,29,000$ sqm in one project; OR $\geq 1,71,500$ sqm each across two projects; OR $\geq 1,14,300$ sqm each across three projects	2.5
1.4B	For double the cumulative GRIHA-rated area in any category at 1.4A	2.0
1.4C	For more than the specified number of projects in category at 1.4A	1.5

Evidentiary requirement: for a GRIHA LD rating, the GRIHA Council certificate stating the certified rated area. For aggregated building-wise ratings, individual GRIHA Council certificates for each building, each stating its certified rated area, summed to arrive at the cumulative figure. In both cases, the certified area — not the host project's total area — is what is checked against the thresholds above.

1.5 Similar BIM Experience — Max Score 6.0

Ref	Description	Marks
1.5A	One project with BIM-modelled built-up area $\geq 60,000$ sqm; OR two projects $\geq 45,000$ sqm each; OR three projects $\geq 30,000$ sqm each — in each case, coordinated Architectural + Structural + MEP modelling delivered to LOD 300 or above	2.5
1.5B	For double the BIM-modelled area in any category at 1.5A	2.0
1.5C	For more than the specified number of projects in category at 1.5A	1.5

Evidentiary requirement: a certificate from the client (Officer not below EE/GM/Owner) explicitly stating (i) the total built-up area of the host project, (ii) the built-up area delivered through coordinated multidisciplinary BIM at the stated LOD, and (iii) the disciplines coordinated. A generic project completion certificate silent on (ii) and (iii) is not acceptable evidence for this criterion.

1.6 Similar MEP Services — Max Score 9.0

Ref	Description	Marks
1.6A	One project with MEP design & detailing (Electrical, HVAC, Fire-Fighting, Plumbing & Sanitary, AV, IT Services/LAN/Wi-Fi/EPABX, BMS, SCADA, Service Trenches, Sub-Stations) executed by the bidder directly or through a sub-consultant engaged by the bidder, over $\geq 60,000$ sqm; OR two projects $\geq 45,000$ sqm each; OR three projects $\geq 30,000$ sqm each	3.5
1.6B	For double the area in any category at 1.6A	3.0
1.6C	For more than the specified number of projects in category at 1.6A	2.5

Evidentiary requirement: the client certificate must state the specific MEP scope and built-up area covered, and identify whether it was delivered in-house or through approved sub-consultant (either is acceptable; the certificate simply needs to confirm the scope was genuinely part of the bidder's engagement on that project).

1.7 Similar External Development & Landscape Experience — Max Score 7.0

Components (15): motorable primary and secondary roads, dedicated cycle tracks, pedestrian plazas/walkways, covered surface parking, external water supply (main and distribution) lines, stormwater management systems, Sewage and wastewater networks, irrigation networks, external lighting, landscape and hardscape, horticulture, STP- minimum 1 MLD capacity, WTP minimum 1 MLD capacity, signage, wayfinding.

Ref	Description	Marks
1.7A	One ≥ 100 -acre campus with External Development covering ≥ 7 of the 15 listed components	2.0
1.7B	For comprehensive coverage ≥ 10 of the 15 listed components on the same campus at 1.7A	1.5
1.7C	For one ≥ 150 -acre campus, OR two ≥ 100 -acre campuses, each with comprehensive coverage per 1.7B	1.5
1.7D	For two ≥ 150 -acre campuses, OR three ≥ 100 -acre campuses, each with comprehensive coverage per 1.7B	2.0

Evidentiary requirement: the client completion certificate must itemise which of the 15 components were actually delivered on that campus — a generic “external development and landscaping” line item, without a component breakdown, is not acceptable evidence for the ≥7-component threshold at 1.7A or the comprehensive-coverage requirement at 1.7B–1.7D.

1.8 Lab Experience — Max Score 8.0

Ref	Description	Marks
1.8A	One similar project having laboratory complex > 8,000 sqm built-up area	3.0
1.8B	For double the area (> 16,000 sqm) in any single project at 1.8A	2.5
1.8C	For two or more such projects (each > 8,000 sqm) at 1.8A	2.5

Evidentiary requirement: the client completion certificate must state the laboratory built-up area — a generic statements such as ‘laboratory building’ without area shall not be considered. In absence of such certificate, the bidder may submit the drawings of the qualifying project showing the area statement. It can be a stand alone laboratory building, part of an academic building or aggregate of several laboratory buildings.

Subtotal — Criteria 1 (12.0 + 10.0 + 12.0 + 6.0 + 6.0 + 9.0 + 7.0 + 8.0)	70.0
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2. FINANCIAL CAPABILITY — Max Score 30.0

2.1 Turnover — Max Score 20.0

Ref	Description	Marks
2.1A	Eligibility floor: Average Annual Turnover ≥ ₹9 Cr, computed over the best 7 of the preceding 9 Financial Years (bidder may exclude up to 2 Financial Years of its choice from the 9-year lookback window), which shall be from consultancy service contracts. Note: Chartered Accountant certificate along with ITRs.	8.0
2.1B	Marks scale up linearly from ₹9 Cr to ₹18 Cr: Marks = $12.5 \times [(Turnover-9) \div ₹9 \text{ Cr}]$, capped at 12.5	up to 12.0

2.2 Net Worth — Max Score 10.0

Ref	Description	Marks
2.2A	Net Worth ≥ ₹3 Cr at close of preceding financial year	6.0
2.2B	Net Worth Erosion, computed as $[(Net \text{ Worth in FY } 2022-23 - Net \text{ Worth in FY } 2025-26) \div (Net \text{ Worth in FY } 2022-23)] \times 100$: 4 marks if erosion ≤10%; 1.5 marks if erosion >10% but ≤30%; zero if erosion >30% (2.2A marks retained regardless of 2.2B outcome)	4.0 / 1.5 / 0

Where the Net Worth as on 31 March 2023 is zero or negative, the erosion score shall be zero and the bidder shall be treated as not satisfying this sub-criterion, as applicable

Subtotal — Criteria 2 (21.0 + 9.0) TOTAL (Criteria 1 + Criteria 2)	30.0 100.0
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- Among Consultants meeting all these qualifying criteria, the top 6 (six) by total score shall be shortlisted and issued the RFP.
- If fewer than 6 Consultants meet these qualifying criteria, IIT Goa may proceed to RFP stage with the smaller number so qualifying, or may, at its discretion, re-invite/re-open this EoI. The Institute is under no obligation to shortlist 6 Consultants where fewer meet the minimum standard.
- In the event of a tie in aggregate score at the 6th position, all Consultants obtaining the same score shall be shortlisted.
- The Institute reserves the right to independently verify the credentials submitted by the bidder. Submission of false information by the bidder shall lead to disqualification and debarment from bidding for future projects of IIT Goa.

Section V: Terms of Reference (ToR)

1. Recital and Objectives

Indian Institute of Technology Goa (IIT Goa), an Institute of National Importance under the Ministry of Education, Government of India, is undertaking the development of its **permanent campus at Bandora Village, Ponda Taluka, Goa**. Since its establishment in 2016, the Institute has been operating from a transit campus. The permanent campus is to be developed on a net land parcel of **115.15 acres**, with an **ultimate student strength of 4,000** and an immediate DPR-approved target of **2,500 students**.

IIT Goa intends to engage experienced Comprehensive Design Consultants responsible for integrated consultancy services encompassing Architectural, Structural, MEP, Landscaping, BIM, and GRIHA-compliant sustainable design.

2. Objectives

a) **Integrated Master Planning & Design:** Prepare a comprehensive Master Plan and detailed designs for academic, residential, administrative, and utility infrastructure aligned with a vertical density model (Academic G+7, Hostels G+10 to G+15, Faculty/Staff Housing G+8 to G+12), *[similar to IIT Hyderabad and National University of Singapore, NUS]* adapted to Goa's tropical high-rainfall context.

b) **Functionality and Aesthetics:** Develop architectural and engineering solutions reflecting modern aesthetics, efficient space utilization, and user-centric functionality while responding to the site's topography, ecology, and heritage.

c) **Sustainability and GRIHA Compliance:** Incorporate green building strategies from the conceptual stage, aiming for **5-star GRIHA rating**, with emphasis on energy efficiency, water conservation (rainwater harvesting critical given ~3,000 mm annual rainfall), waste management, and low-carbon materials.

d) **Multidisciplinary Co-ordination:** Ensure seamless integration of Architectural, Structural, MEP, and Landscaping systems using **BIM (LOD 300 or LOD 400 if Mode III is confirmed)** for design coordination, clash detection, construction planning, and lifecycle management.

e) **Scalability and Future-readiness:** Design for phased construction, future expansion to 4,000 students, and technological adaptability.

f) **Adherence to Norms:** Compliance with NBCS-2026, CPWD specifications, GRIHA guidelines, local development authority regulations (Goa TCP Dept), fire safety norms, and CPWD Harmonised Guidelines & Standards for Universal Accessibility in India.

g) **Low-Maintenance Design:** Select robust, weatherproof, vandal-resistant materials and systems suited to Goa's humid tropical coastal climate.

h) **Integration of Existing Assets:** Rational integration/repurposing of existing on-site structures (IHM complex, PWD office building, residential quarters) into the campus plan.

3. Background of Procuring Organisation

IIT Goa is a premier technical institution established in 2016. The permanent campus land (Survey Nos. 157/0, 209/1, 209/1-A, 194/0 Part, 195/0 Part, 212/0, 213/0) was allotted by Government of Goa.

Key Campus Data:

- Net Developable Area: 4,65,980 sq.m (115.15 acres)
- Ultimate Student Strength: 4,000
- Green Cover Target: $\geq 30\%$ of campus

4. Scope of Consultancy Services

It is proposed to engage an experienced and reputed Firm to provide integrated consultancy services for the development of the **Permanent Campus of IIT Goa at Bandora Village, Ponda Taluka, Goa**, on a net land parcel of **115.15 acres** (4,65,980 sq.m), accommodating an **ultimate student strength of 4,000** and an immediate **Phase-I target of 2,500 students**. The development shall adopt vertical-density greenfield model [similar to IIT Hyderabad and National University of Singapore] adapted to Goa's tropical high-rainfall context, rocky strata, and ecological sensitivity. The campus shall integrate existing on-site assets, including the IHM complex, PWD office building, residential quarters, and the peripheral ITI land interface.

Note on Delivery Mode: The construction contract will be of EPC Mode II or Mode III, which will be confirmed in the RfP. For details on the various EPC modes, bidders may refer to s.4.8 of the CPWD Works Manual 2026. In case Mode II is chosen, structural design and detailed engineering design shall not form part of the Consultant's scope. If Mode III is chosen, the Consultant's scope includes structural design, detailed engineering design and vetting of designs; with respect to BIM, it shall extend to LOD 400.

The scope descriptions below (Clause 4, items 1–3, and Clause 4.2) are drafted on a Mode-II basis; where Mode III is finalised, the structural design, GFC drawings, and LOD 400 obligations set out at s.4.8 of the CPWD Works Manual shall apply in lieu of the Mode-II position.

The consultancy services shall comprise:

1. **Detailed Master Planning** of the entire 115.15-acre campus for **Phase-I** (2,500 students, single integrated construction programme) and **Phase-II** (additional 1,500 students to reach ultimate capacity of 4,000);
2. **Comprehensive Architectural Design Services** (including structural design and MEP- to the extent set out in the Note on Delivery Mode above) for all buildings, facilities, large-scale external services and infrastructure of **Phase-I** to the extent set out in the Note on Delivery Mode above; and
3. **Construction-stage Association**, including periodic supervision and design support, for **Phase-I** works.

4.1 Preparation of Detailed Master Plan for Phase-I and Phase-II

The assignment requires the Firm to:

1. **Assess institutional needs** for furthering the academic, research, and residential mandate of IIT Goa, and present a state-of-the-art Detailed Master Plan befitting an Institute of National Importance, taking into account the immediate Phase-I requirement (2,500 students) and the ultimate Phase-II requirement (4,000 students) within the 115.15-acre net developable area.
2. **Propose land-use zoning and spatial planning** for seven functional zones: 1. Academic, 2. Student Residential including Married Scholars studio apartments, 3. Outdoor Sports, 4. Faculty & Staff Housing, 5. Roads, Parking, Utility Infrastructure, 6. Solar Power Plant and 7. Greenery & Water Bodies. The Master Plan shall ensure $\geq 30\%$ green cover and shall account for the existing ITI block (40,000 sq.m) as a deducted non-developable parcel with shared-use provisions.
3. **Propose Development Control Regulations** for all built environment, including: vertical density norms (Academic G+7, Hostels G+10 to G+15; Faculty/Staff housing G+8 to G+12); building heights compliant with Goa TCPD bye-laws and aviation clearance requirements; floor-area ratios; parking norms; and mandatory universal accessibility.
4. **Address existing site constraints and assets¹**: The Master Plan shall incorporate a **structural condition assessment** and rational integration strategy for:
 - The **IHM complex** (south-western quadrant): completion/repurposing as academic/hostel space;
 - The **PWD office building (G+1)**: immediate takeover as Institute Works Department (IWD) office;
 - **~60 existing residential quarters**: classification into Serviceable (Category A), Repairable (Category B), and Dilapidated (Category C), with phased demolition or repair;
 - The **existing village road (blue-line corridor)** bisecting the site: the Firm shall prepare two planning options—
 - **Option A**: Village road realigned outside the campus boundary, with the blue-line corridor upgraded as the internal Grand Boulevard; or
 - **Option B**: Blue-line road dismantled and reclaimed as developable land (~1.0–1.5 acres), with the grey peripheral road upgraded as the primary campus approach with controlled-access entry gates. The baseline masterplan shall be prepared on **Option B** so that construction may commence without awaiting Government of Goa diversion approval.
5. **Prepare Design Basis Reports (DBRs)** for all internal and external services, quantitatively sized for a total design population of ~7,500 persons (students, faculty, staff, and families), including:

¹ Details given at s 4.1.1

- Architectural
 - Structural
 - MEP
 - Water supply and WTP;
 - Sewage treatment and STP with tertiary-treated grey-water recycling for horticulture/flushing;
 - Storm-water drainage and rainwater harvesting (critical given ~3,000 mm annual rainfall);
 - Sports Facilities
 - Electrical power: 33/11 kV substations, HT ring main, DG sets, 2 MW solar PV (ground/rooftop), SCADA, BMS;
 - IT and communications: LAN, Wi-Fi, CCTV, EPABX, OFC backbone, data centre cabling;
 - Fire-fighting, fire alarm, and wet-riser systems;
 - Piped cooking gas distribution (LPG/natural gas);
 - Service corridors, compound wall, and gate complexes.
6. **Incorporate green building and sustainability strategies** from the conceptual stage, targeting **GRIHA 5-Star rating** for all applicable buildings. The Master Plan shall emphasise:
- Passive design for energy efficiency (natural lighting, cross-ventilation, solar shading);
 - Rainwater harvesting, recharge pits, and water-body retention;
 - Native species landscaping, urban forest zones, and minimal tree felling;
 - Low-VOC materials, fly-ash bricks, and locally available laterite stone;
 - Zero-discharge principles and waste-management circuits.
7. **Ensure phased, self-sustained development:** Phase-I shall be planned as a single integrated construction programme delivering all essential and full build-out facilities for 2,500 students in one continuous cycle. Phase-II shall provide for modular expansion to 4,000 students without disruption to occupied zones.
8. **Deliver low life-cycle cost and operational efficiency:** The Master Plan shall reduce infrastructure network lengths, optimise earthworks by respecting natural contours, and minimise cutting/filling given the rocky strata. All buildings shall be oriented to minimise heat gain and maximise natural ventilation.
9. **Obtain statutory and regulatory approvals** from concerned authorities, including Goa TCPD, Fire Department, Pollution Control Board, Panchayat, Environmental Clearance (EC), and Airport Authority of India (AAI) if height restrictions apply. Statutory fees shall be borne by IIT Goa.
10. **Quantify all large-development external services** consistent with the proposed Master Plan, including road networks (primary, secondary, and service roads), parking (~1,400 ECS ultimate), pedestrian/cycle tracks, and utility corridors.

11. **Prepare the Master Plan of the entire campus** incorporating the above design concepts, including basic conceptual architectural plans, 3D visualisations, walkthrough animations, and volume studies for all phases. The Master Plan shall be submitted in both hard copy (A3/A0 drawings) and soft copy (AutoCAD/ArchiCAD/Revit).
12. **Provide construction-phase Master Plan support:** During execution, the Firm shall promptly address requirements for inputs, modifications, additional details, or phased revisions to the Master Plan as directed by the Institute.
13. **Make amendments** to the Master Plan as per the directions of the Institute, and submit two hard copies and one soft copy of every revision.
14. **Conform to all applicable standards:** The entire planning and design shall comply with the National Building Construction Standards-2026 (NBCS), CPWD specifications, GRIHA guidelines, relevant Indian Standards (IS codes), Goa State Building Bye-Laws, and local development authority regulations.

4.1.1 Strategy for Existing Buildings & Structures

1. The Consultant shall develop a long-term, life-cycle strategy for all existing G+1 buildings on campus (IHM complex, PWD office, and ~60 residential quarters), rather than merely assessing their current physical condition.
2. The strategy must determine the **optimum long-term disposition** for each structure—whether to **retain, adaptively reuse, demolish, or temporarily retain**—in the context of the ultimate high-density, vertically developed IIT Goa campus.
3. The assessment shall consider not just structural condition, but also:
 - **Land-use efficiency** and impact on the 30% green/open space target.
 - **Architectural compatibility** with the proposed high-rise campus form.
 - **Opportunity cost** of land occupied by low-rise, scattered buildings.
 - **Life-cycle cost** and residual useful life.
4. **Phased Approach:** The recommended strategy must be phased, linking the demolition or replacement of existing structures to the commissioning of new facilities to ensure no functional capacity is lost during construction.
5. **Deliverables:** A comprehensive **Existing Structures Strategy Plan** that provides a reasoned, long-term answer for each building, forming an integral part of the Master Plan.

Note: *Detailed scope shall be included in the RfP.*

4.2 Comprehensive Architectural Design Services for Phase-I

The assignment requires the Firm to:

1. **Provide Comprehensive Architectural and Engineering Designs** (including structural, MEP (*to the extent set out in the Note on Delivery Mode above*), HVAC, fire-fighting, IT, and landscaping) in harmony with the Master Plan vision and the **Director's Campus Vision Statement** for IIT Goa. The design shall reflect a contemporary yet regionally rooted architectural language—red clay sloped roofs, inset windows, generous exterior glazing

for natural light, and use of locally available materials such as laterite stone and baked clay.

2. **Ensure safety, functionality, sustainability, aesthetics, and economy** while planning and designing all Phase-I buildings, facilities, services, and infrastructure. The design shall specifically address protection from fierce seasonal monsoons (3,000–4,000 mm rainfall, gusty winds) through robust waterproofing, sloped roofs with statutory-permissible inclinations, and weather-resistant envelopes.
3. **Plan each Phase-I building and facility** in conformity with the functional requirements of the Institute, ensuring utility, serviceability, sustainability, and maintainability. Building footprints and levels shall exploit the undulated terrain economically, avoiding excessive cutting/filling and preserving existing large trees wherever possible.
4. **Perform and provide comprehensive architectural, structural, and MEP design** for all Phase-I buildings and infrastructure, including but not limited to:
 - Academic blocks (Schools of Engineering, Sciences, and Humanities);
 - Central library, lecture halls, teaching and research laboratories, Institute Data Centre;
 - Student hostels (boys and girls), central dining facility, and married-student housing;
 - Faculty and staff residential quarters; Director's Bungalow
 - Indoor auditorium, indoor sports complex, and outdoor sports facilities;
 - Administrative building, guest house, health centre, bank/post office, shopping, and community centre;
 - WTP, STP, main receiving station (MRS), electrical substations, AC Plant rooms, DG sets, and service buildings.
5. **Ensure seamless integration** of all internal services and infrastructure of individual buildings with their external counterparts (road networks, water supply, sewerage, storm-water drains, power, IT cabling, gas lines, and fire-fighting mains).
6. Prepare Good-for-Construction (GFC) drawings, detailed estimates, and BOQs for all Phase-I works, along with editable AutoCAD and Revit files. All structural design and drawings shall be vetted by an IIT/IISc as approved by the Institute; vetting fees shall be reimbursed on actuals.

(Subject to the Note on Delivery Mode at Clause 4: if Mode II is confirmed, GFC drawings, structural design, and vetting shall be part of the EPC Contractor's scope, and the Consultant's terminal deliverable shall be the LOD 300 model and associated Bridging Design/DBR outputs; if Mode III is confirmed, the above obligations remain with the Consultant.)

7. **Provide a Building Information Model (BIM):** The Consultant shall develop and deliver a coordinated BIM model for all Phase-I buildings and infrastructure up to **LOD 300** for architectural, structural-envelope, and MEP routing elements. The model shall be structured to enable the EPC contractor to extend it to **LOD 400** *(subject to the Note on Delivery Mode at Clause 4; if Mode III is confirmed, the Consultant's terminal BIM deliverable*

shall be LOD 400) for detailed engineering, GFC drawings, and fabrication purposes. Clash detection and interdisciplinary coordination shall be completed at **LOD 300** prior to tender.

8. **Integrate existing assets into Phase-I design:** The Firm shall incorporate the repurposed IHM complex, the PWD office building (as IWD office), and Category-A/B residential quarters into the Phase-I built environment, ensuring structural compatibility and functional coherence.
9. **Meet all agreement requirements** and deliver designs in formats and timelines specified by the Institute, including presentations to the Institute's Technical Committee and user groups.

4.3 Association during Construction for Phase-I and Extension for Phase-II

The assignment requires the Firm to:

1. **Establish and run a fully functional site office** at the Permanent Campus (IIT Goa shall provide suitable space at no charge), manned by a competent **Architect** with at least **5 years** of relevant experience in similar projects. The site office shall remain operational throughout the Phase-I construction period.
2. **Engage regularly with the Institute and the executing agency and the EPC contractor** during Phase-I construction to provide:
 - Periodic site visits for monitoring, and correction to ensure compatibility between architectural drawings and construction;
 - Periodic inspection and reporting to IIT Goa for workmanship, aesthetics, and finishes, approval of material samples;
 - Review and approval of shop drawings submitted by contractors
3. **Address construction-phase design requirements:** During execution, the Firm shall promptly provide clarifications, modifications, additional details, and revised drawings on architectural, aesthetic, utility, and functional aspects as required by the Institute or the contractor.
4. **Prepare as-built architectural drawings** for every completed building, facility, service, and infrastructure element of Phase-I, and submit them in hard copy and editable digital format (AutoCAD/Revit).
5. **Scrutinise contractor submissions:** The Firm shall scrutinise all shop drawings, method statements, and material submittals provided by the contractors and provide formal clearance or comments within the timelines stipulated by the Project Monitoring Committee.
6. **Performance-based continuity:** Subject to satisfactory performance, mutual agreement, and administrative approval, the Consultant may be offered association during **Phase-II** works on the same terms and conditions, with mutually agreed time extension. The decision of the Director, IIT Goa, shall be final in this regard.

5. Detailed Terms of Reference, Delivery Schedule/ Timelines etc.,

The detailed Terms of Reference, deliverables, staffing, programme and remuneration structure may be refined in the RFP to reflect the final EPC mode, approved project requirements and statutory/technical considerations, provided that such refinements do not materially alter the fundamental nature of the Consultancy Services described in this EoI.

PART B: EoI SUBMISSION FORMATS

Form 1: EoI Form (Covering Letter)

(On Consultant's Letterhead)

To, The Director, Indian Institute of Technology Goa, Farmagudi, Ponda, Goa – 403401.

Ref: EoI Document No. IITGoa/IWD/CDP/2026-27/

Tender Title: Expression of Interest from Interested Domestic Architectural Consultants for Comprehensive Architectural, Structural, MEP, IT Services, Sports Facilities, Landscaping, BIM, GRIHA Design Consultants for Permanent Campus of IIT Goa.

Sir/Madam,

Having examined the above-mentioned EoI document, we hereby submit our Expression of Interest for being shortlisted for Phase-I Consultancy Services.

1. **About us:** We, M/s _____, are a firm of proven, established, and reputed Consultants having the required Experience, Past performance, Personnel, and financial capability.
2. **Our Eligibility:** We comply with all eligibility and qualification criteria stipulated in this EoI document.
3. **Conflict of Interest:** We confirm that we have no Conflict of Interest as defined under Clause 3.3 of this EoI.
4. **Commissions and Gratuities:** No commissions and gratuities have been paid or are to be paid to agents relating to this EoI.
5. **Non-tampering:** We confirm that we have not changed/edited the contents of the downloaded EoI Formats.
6. **Validity:** We agree to keep our EoI valid for acceptance for a period of 120 days from the deadline for EoI submission.
7. **Originals:** We undertake to provide originals of all self-certified copies of uploaded documents during the RFP Process.

Signatories:

(Signature with date)

(Name and designation)

Duly authorized to sign EoI for and on behalf of

(Name, address, and seal of the Consultant)

Form 1.1: Consultant Information

(On Consultant's Letterhead)

Table

a) Name of the Consultant's Organization:	
b) Corporate Identity No. (CIN/LLPIN/Registration no. as applicable):	
c) CoA registration details of the Lead Architect	
d) Date of incorporation / start of business:	
e) Place of Registration / Principal Place of business:	
f) Number of Years in Business:	
g) Number of Years in providing Consultancy Services:	
h) Consultant's Website URL:	
i) Complete Postal Address and PIN Code:	
j) Telephone nos.:	
k) Mobile Nos.:	
l) Contact persons / Designation:	
m) Email IDs:	
n) PAN Number:	
o) GSTIN No:	

Consultant Organisation Structure: Submit as Appendix.

Disclosure of Arbitration cases in the last 5 Years: [Provide details]

Authorization of Person(s) signing the EOI: Full name: _____

Designation: _____

Signing as: ☐ Sole Proprietor ☐ Partner ☐ Director ☐ Authorized Representative

Documents to be submitted: Registration Certificate / MoA / Partnership Deed / Power of Attorney / Board Resolution.

(Signature with date)

(Name and designation)

Form 1.2: Eligibility Declarations

(On Consultant's Letterhead)

We hereby confirm that we comply with all stipulations of Eol Clause 3.1 and declare:

1. **Legal Entity:** We are a [sole proprietorship / partnership firm / company / LLP / society] with valid GSTIN, PAN, EPF, ESI, Labour, and CoA registrations.
2. **Solvency:** We are not insolvent, bankrupt, or being wound up.
3. **Blacklist:** We / our affiliates have not been blacklisted / debarred by any Government / PSU / Institutional agency in the last 3 years.
4. **Conflict of Interest:** We have no conflict of interest.
5. **Misrepresentation:** We certify that no misleading or false representation has been made.

We understand that any wrong or misleading self-declaration would violate the Code of Integrity.

(Signature with date)

(Name and designation)

Duly authorized to sign Eol for and on behalf of

(Name, address, and seal of the Consultant)

Form 2: Qualification Criteria – Compliance

(On Consultant's Letterhead)

Table

Sl.no.	Parameters	Claim Category	Reference Document
	YEARS OF EXPERIENCE		
1	1.1 A/B: Firm having Experience of 20 Years		
	SIMILAR MASTERPLANNING EXPERIENCE		
2	1.2 A/B		
	SIMILAR COMPREHENSIVE ARCHITECTURE EXPERIENCE		
3	1.3 A/B/C		
	SIMILAR GRIHA EXPERIENCE		
4	1.4 A/B/C		
	SIMILAR BIM EXPERIENCE		
5	1.5 A/B/C		
	SIMILAR MEP SERVICES		
6	1.6 A/B/C		
	SIMILAR EXTERNAL DEVELOPMENT		
7	1.7 A/B/C/D		
	LAB EXPERIENCE		
8	1.8 A/B/C		
	FINANCIAL TURNOVER & NET WORTH		
9	2.1 A/B and 2.2 A/B		

Form 2.1: Performance Capability Statement

(On Consultant's Letterhead)

List of Consultancy Services assignments completed in the last 9 years:

Table

S. N o	Project Title	Client	Project Value (₹ Cr)	Built-up Area (sqm)	Completion Date	Certificate Enclosed [Yes/No]	Reference to Page no. of the submittal
1							
2							
3							

Attach completion certificates, work orders, and client certificates.

(Signature with date)

(Name and designation)

Note : This format is given as a guidance. The bidder shall submit the following project-specific schedules in the same format:

Form 2.1A – Master Planning Experience

Form 2.1B – Comprehensive Architectural Experience

Form 2.1C – GRIHA Experience

Form 2.1D – BIM Experience

Form 2.1E – MEP Experience

Form 2.1F – External Development/Landscape

Form 2.1G – Laboratory Experience

Form 2.2: Financial Capability Statements

(On Chartered Accountant Letterhead with verifiable UDIN)

Form 2.2.1: Financial Statements

Table

Information	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Total Assets									
Total Liabilities									
Net Worth									
Current Assets									
Current Liabilities									
Working Capital									
Total Revenues									
Profits Before Taxes									
Profits After Taxes									

Form 2.2.2: Average Annual Turnover**Table**

Year	Total Turnover (₹ Cr)	Turnover from Consultancy Services	Selected for best 7? [yes/no]
2017-18			
2018-19			
2019-20			
2020-21			
2021-22			
2022-23			
2023-24			
2024-25			
2025-26			
Average Annual Turnover			

(Signature with date)

(Name and designation)

(Chartered Accountant with UDIN)

Note : For FY 2025-26, financial information and ITRs:

Audited financial statements for FY 2025-26, or provisional financial statements certified by the statutory auditor/CA can be submitted where the statutory audit/return filing is not yet due or completed.

Form 2.2.3: Net Worth Erosion Calculation

No separate Format is specified.

The bidder shall submit the Computation as per 2.2 B of Marking Matrix duly signed by his Chartered Accountant with UDIN.

Where the Net Worth as on 31 March 2023 is zero or negative, the erosion score shall be zero and the bidder shall be treated as not satisfying this sub-criterion, as applicable.

Form 3: Checklist for Consultants

(On Consultant's Letterhead)

Table

Sr.	Documents submitted, duly filled, signed	Yes / No / NA
1.	Form 1: EoI Form (Covering Letter)	
2.	Form 1.1: Consultant Information, PoA, Registrations	
3.	Form 1.2: Eligibility Declarations	
4.	Form 2: Qualification Criteria – Compliance	
4a.	Form 2.1, 2.2 (and sub-forms) with supporting documents	
5.	Form 3: This Checklist	
6.	Form 4: Non-Blacklisting Declaration	
7.	Form 5: Land Border Sharing Declaration	
8.	Proof of submission of Bid Security/EMD	
9.	Any other requirements stipulated in Appendix	

(Signature with date)
(Name and designation)

Form 4: Non-Blacklisting Declaration

(On ₹100 Non-Judicial Stamp Paper)

To

The Director, IIT Goa, Farmagudi, Ponda, Goa – 403401.

Sub: Declaration for non-blacklisting

I, _____, S/o / D/o _____, aged _____ years, working as _____ of M/s _____, having registered office at _____, do hereby solemnly affirm and declare:

1. That my firm is participating in the EoI for Comprehensive Architectural Consultancy for IIT Goa Permanent Campus.
2. That my firm / company has **not** been blacklisted / delisted / banned / debarred by any Government Department / PSU / Government or publicly funded institution / statutory or autonomous body in the last **THREE (3) years**.
3. That I further undertake that in case any fact is found incorrect or false, my firm shall stand debarred from present and future tenders of IIT Goa for **THREE (3) years**.
4. That I have indicated the history of debarment/blacklisting, if any, even prior to 3 years in this undertaking.

Place: _____

Date: _____

(Signature of Proprietor / Managing Partner / Director with official seal)

Form 5: Land Border Sharing Self-declaration

LAND BORDER SHARING DECLARATION

(To be submitted on the bidder's letterhead)

(As applicable)

Sub: Compliance to Government of India order OM No.6/18/2019-PPD dated 23.07.2020 & 24.7.2020 and OM No. F.18/37/2020-PPD dated 8th February, 2021 regarding restrictions under Rule 144 (XI) of the General Financial Rules (GFRs), 2017.

Item Name:	
Eol No.:	

We M/s.(name of the bidder company) have read the clauses pertaining to the Department of Expenditure's (DoE) Public Procurement Division Order (Public procurement no 1,2 & 3 vide ref. F.No.6/18/2019-PPD dated 23.07.2020 & 24.7.2020) regarding restrictions on procurement from a bidder of a country that shares a land border with India.

(Strikeout wherever not applicable)

We hereby certify that we are not from such a country and eligible to be considered for this tender.

Or

We are from such a country which shares a land border with India & have been registered with the Competent Authority as specified in the above-said order. We hereby certify that we fulfill all requirements in this regard and are eligible to be considered. Evidence of valid registration by the Competent Authority is attached.

Note: Non-compliance of above said GoI Order and its subsequent amendment, (if any), by any bidder(s) shall lead to commercial rejection of their bids by IIT Goa) For and behalf of(Name of the bidder)

(Signature of the Bidder, with date and seal)

Annexure: Form of Bank Guarantee for Earnest Money Deposit / Bid Security

On non-judicial stamp paper of minimum Rs.100

(Guarantee offered by Bank to IIT Goa in connection with the execution of contracts)

1. Whereas the **Sr. Executive Engineer** Institute Works Department, IIT Goa, on behalf of the Board of Governors (here in after called "The Institute") has invited bids under EoI No.: **IITGoa/IWD/CDP/2026-27/14 dated 15/09/2026** for **Appointment of Comprehensive Architectural Consultants for Master Planning, Architectural, Structural, MEP, HVAC, IT Services, Sports Facilities, Landscaping, Horticulture, and Allied Design Consultancy Services for Development of Permanent Campus of Indian Institute of Technology Goa**, the Institute has further agreed to accept irrevocable Bank Guarantee for Rs (Rupees only) in favour of "**Registrar, IIT Goa**" valid up to (date)* as Earnest Money Deposit/ Bid Security from (name and address of consultant) (herein after called "the consultant") for compliance of his obligations in accordance with the terms and conditions of the said Expression of Interest (EoI).

2. We, (indicate the name of the bank)..... (hereinafter referred to as "the Bank"), hereby undertake to pay to the Institute an amount not exceeding Rs. (Rupees only) on demand by the Institute within 10 days of the demand.

3. We, (indicate the name of the Bank), do here by undertake to pay the amount due and payable under this guarantee without any demur, merely on a demand from the Institute stating that the amount claimed is required to meet the recoveries due or likely to be due from the said consultant. Any such demand made on the Bank shall be conclusive as regards the amount due and payable by the Bank under this Guarantee. However, our liability under this guarantee shall be restricted to an amount not exceeding Rs..... (Rupees only).

4. We,..... (indicate the name of the Bank), further undertake to pay the Institute any money so demanded notwithstanding any dispute or disputes raised by the consultant in any suit or proceeding pending before any Court or Tribunal, our liability under this Bank Guarantee being absolute and unequivocal. The payment so made by us under this Bank Guarantee shall be a valid discharge of our liability for payment there under and the Consultant shall have no claim against us for making such payment.

5. We, (indicate the name of the Bank), further agree that the Institute shall have the fullest liberty without our consent and without affecting in any manner our obligation here under to vary any of the terms and conditions of the said agreement or to extend time of performance by the said Consultant from time to time or to postpone for any time or from time to time any of the powers exercisable by the Institute against the said consultant and to forbear or enforce any of the terms and conditions relating to the said agreement and we shall not be relieved from our liability by reason of any such variation or extension being granted to the said Consultant or for any forbearance, act of omission on the part of the Institute or any indulgence by the Institute to the said Consultant or by any such matter or thing whatsoever

which under the law relating to sureties would, but for this provision, have effect of so relieving us.

6. We, (indicate the name of the Bank), further agree that the Institute at its option shall be entitled to enforce this Guarantee against the Bank as a principal debtor at the first instance without proceeding against the Consultant and notwithstanding any security or other guarantee the Institute may have in relation to the Consultant's liabilities.

7. This guarantee will not be discharged due to the change in the constitution of the Bank or the Consultant.

8. We, (indicate the name of the Bank), undertake not to revoke this guarantee except with the consent of the Institute in writing.

9. This Bank Guarantee shall be valid up to unless extended on demand by the Institute. Notwithstanding anything mentioned above, our liability against this guarantee is restricted to Rs. (Rupees only) and unless a claim in writing is lodged with us within the date of expiry or extended date of expiry of this guarantee, all our liabilities under this guarantee shall stand discharged.

Date

Witnesses:

1. Signature

Name and address

2. Signature Name and address

Authorized signatory

Name

Designation

Staff code No. Bank seal

**** Date to be worked out on the basis of validity period of 90 days where only financial bids are invited and 180 days for two / three bid system from the date of submission of tender.***