

**National Bank of Agriculture and Rural Development,  
NABARD, Odisha Regional Office, Bhubaneswar  
Department of Premises, Security and Procurement**



**NABARD**

**TENDER FOR**

**Architectural Consultancy Service for preparation of concept  
plan for the proposed Redevelopment work of NABARD  
Officers' quarters at BDA colony, Chandrasekharpur,  
Bhubaneswar**

**PRICE BID  
(PART – II)**

Name of the Tenderer: -  
Address: -

Time & Date of submission of tender: - Upto 16.00 hrs on 07th September 2017

**Architectural Consultancy Service for preparation of concept plan for the proposed Redevelopment work of NABARD Officers' quarters at BDA colony, Chandrasekharpur, Bhubaneswar**

**PART-A**

<b>Item No.</b>	<b>Redevelopment on Lease hold land with requisite approvals as necessary from B.D.A and B.M.C and if necessary from the G.A. Dept. of Govt. of Odisha</b>	<b>Quantity</b>	<b>Rate (Rs)</b>	<b>Amount (Rs)</b>
1	<p>Detailed survey of entire area under Bank's possession at NABARD Officers Quarters, BDA Colony, Chandrasekharpur, Bhubaneswar-751016 and prepare an 'as built drawing' showing the dimensions of existing buildings / structures with plinth protection and entrance lobby, Parking area/garages, internal roads, pathways, under-ground sump &amp; pump room, guard room, compound wall &amp; entrance gates, Trees, garden / greenery / landscaping / horticulture area, children's' play area, storm water drains, Transformer area, manhole and gully trap chambers, badminton / tennis court, Borewell, etc. The exact built-up area as constructed now should be calculated and shown in the 'as built drawing'. The FAR as consumed now should also be calculated and shown in the 'as built drawing'.</p> <p>The 'As built drawing' should also show the external area and surrounding features (such as common municipal roads or pathways / drains / trees / school / residential buildings / commercial shops / HT power connection etc. with dimensions) adjacent to the compound wall all around our premises.</p> <p>The soft copy of the 'as built drawing' both in a pen-drive and in a CD along with 6 No. of colored hard copy of the drawing in A0 size sheet should be submitted to NABARD. All the hard copies should be properly protected by pasting cloth on the back side of the drawing sheets.</p>	1 Job		

<p>2</p>	<p><b>(Note : The tenderers have to quote only one rate against this item, though the work to be executed may be either one of the three options given in the description below)</b></p> <p>To ascertain from BDA, the permissible FAR in the locality as per the present norms.</p> <p>To work out the potential built-up area, that can be constructed in the premises as per present BDA norms.</p> <p>To ascertain from BDA, whether NABARD can construct less no. of high rise blocks instead of present 6 blocks and accordingly plan for redevelopment with maximum utilization of potential built-up area.</p> <p>To finalize the draft concept plan &amp; if necessary to make multiple no. of additions and alterations or design options to the concept plan / drawing to the satisfaction of NABARD &amp; take Bank's consent before submitting to Bhubaneswar Development Authority (BDA) for final approval.</p> <p>Making necessary liasoning with BDA and get the draft concept plan approved for implementation and submit the BDA approved concept plan (in original) to NABARD.</p> <p style="text-align: center;"><b>OR</b></p> <p>To explore the possibility with BDA, to pay necessary official charges and purchase higher FAR/FSI for its full potential from BDA. (The official charges for getting extra FAR, if required to be deposited with BDA against receipt, shall be borne by NABARD).</p> <p>Making necessary changes to the concept drawings / plan etc. based on the higher FAR purchased by NABARD and finalize the draft concept plan &amp; if necessary to make multiple no. of additions and alterations or design options to the concept plan / drawing to the satisfaction of NABARD &amp; take Bank's consent before submitting to Bhubaneswar Development Authority (BDA) for final approval based on this higher FAR.</p> <p>Making necessary liasoning with BDA and get this draft concept plan approved for</p>	<p>1 job</p>	
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<p>implementation and submit the BDA approved concept plan (in original) to NABARD.</p> <p style="text-align: center;"><b>OR</b></p> <p>In case BDA is neither permitting for increase in built up area nor changing the locational plan of the buildings under any circumstances because of the existing provisions of the Sale Deed, the tenderer has to obtain the approval from BDA for a revised plan of same 6 blocks with 72 flats with same built up area as per existing usage in the complex.</p> <p>However, the built-up area consumed by the covered parking places at different locations inside the colony need to be brought under the stilt parking area under revised concept plan.</p> <p>In any case, the new residential blocks needs to be planned with the option of both basement and stilt parking. As a general practice under development control rules, basement is free of FSI. So, planning for basement parking (for maximum no. of vehicles) in each building block should be a must in the draft concept plan. The released built-up area from separate covered parking spaces should be used for constructing a separate block for recreational activities etc. as per requirement of NABARD.</p> <p>Accordingly, making necessary changes to the concept drawings / plan etc. based on the permissible FAR and finalize the draft concept plan &amp; if necessary to make multiple no. of additions and alterations or design options to the concept plan / drawing to the satisfaction of NABARD &amp; take Bank's consent before submitting to Bhubaneswar Development Authority (BDA) for final approval.</p> <p>Making necessary liasoning with BDA and get this draft concept plan approved for implementation and submit the BDA approved concept plan (in original) to NABARD.</p>			
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3	<p>Undertaking detailed study of the present underground sewerage system of the colony and devise a new UG sewerage system for the redeveloped blocks (if necessary) without damaging the present system, so that the adjacent BDA building's sewerage disposal system is not hampered. The tenderer on behalf of NABARD should impress upon BDA for shifting the common sewerage line for other private blocks passing through NABARD complex, while preparing the re-development plan. To prepare the detailed plan of the U.G. Sewerage system and to get approval from the concerned Authorities of BDA / OWSSB / PHD / BMC, the tenderer should approach and do necessary liasoning with the Odisha Water Supply &amp; Sewerage Board (OWSSB) / Public Health Engineering Department of the Govt. of Odisha / Bhubaneswar Municipal Corporation. A feasible underground drainage / sewage disposal layout drawings shall be prepared after making enquiries, discussions, liasoning and negotiations with various statutory authorities and after approval on the face of the drawing from the concerned authority i.e. BDA / BMC / OWSSB / PHD (as the case may be), the same shall be submitted to NABARD for implementation.</p>	1 job		
<b>Total</b>				

Date:

Signature.....

Address: .....

Name.....

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Seal of Tenderer