EXPRESSION OF INTEREST

DOCUMENT

FOR

For Empanelment/Selection of Consultancy Firm for Structural Design, Soil Investigation and Architectural Design Services for Various Works under Kerala Land Development Corporation (KLDC)

AT

The Kerala Land Development Corporation ltd.

(*A Government of Kerala Undertaking***)**

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EXPRESSION OF INTEREST (EOI)

For Empanelment/Selection of Consultancy Firm for Structural Design, Soil Investigation and Architectural Design Services for Various Works under Kerala Land Development Corporation (KLDC)

EXPRESSION OF INTEREST (EOI)

Selection of Consultancy Firm for Providing Comprehensive Consultancy Services Including Architectural Planning, Structural Design, Soil Investigation, Preparation of Drawings, Detailed Project Reports and Construction Support Services for Various Works under Kerala Land Development Corporation (KLDC).

Issued By

Kerala Land Development Corporation Ltd. (KLDC)

Government of Kerala

Definitions

For the purpose of this Expression of Interest (EOI), the following terms shall have the meanings assigned to them below:

1. **EOI (Expression of Interest):** A document issued by KLDC inviting eligible consultancy firms to express their interest and demonstrate their qualifications for empanelment/selection.
2. **KLDC:** Kerala Land Development Corporation Ltd., a Government of Kerala undertaking
3. **Client:** Kerala Land Development Corporation Ltd. (KLDC).
4. **Consultant:** The consultancy firm selected/empanelled by KLDC to provide the services specified in this EOI.
5. **Project:** Any infrastructure, building, land development, institutional, agricultural, commercial, or public utility work etc undertaken by KLDC for which consultancy services are required.
6. **Services:** All professional services to be provided by the Consultant including architectural planning, soil investigation, structural design, preparation of drawings, DPR preparation, cost estimation, tender assistance, and construction support.
7. **Architectural Services:** Professional services relating to planning, architectural design, preparation of drawings, specifications, approvals, and related documentation.
8. **Geotechnical Investigation (Soil Investigation):** Investigation of subsurface soil and rock conditions through field exploration, laboratory testing, and engineering analysis for foundation design and construction planning.
9. **Structural Design:** Engineering analysis, design, detailing, and preparation of structural drawings and calculations for all structural components of the proposed project.

10. **Detailed Project Report (DPR):** A comprehensive report containing project planning, site analysis, technical designs, cost estimates, implementation strategy, financial details, and other information necessary for project execution and approval.
11. **Construction Support Services:** Technical assistance provided by the Consultant during construction including site visits, design clarifications, review of shop drawings, issue of revised drawings, and engineering recommendations.
12. **Good for Construction (GFC) Drawings:** Final approved drawings incorporating all design revisions and statutory requirements, issued for execution at site.
13. **Working Drawings:** Detailed construction drawings showing dimensions, materials, levels, sections, details, and specifications necessary for execution of the works.
14. **As-Built Drawings:** Drawings prepared after completion of construction reflecting the actual dimensions, locations, and modifications executed at site.
15. **Concept Plan:** Preliminary architectural design prepared to establish the overall planning concept, functional arrangement, and development proposal before preparation of detailed drawings.
16. **Master Plan:** An overall planning document showing the proposed development of the project site including buildings, roads, utilities, landscaping, circulation, and future expansion.
17. **Site Development Plan:** A drawing showing grading, drainage, roads, parking, pathways, landscaping, utility networks, boundary treatment, and other external development works.
18. **Design Basis Report (DBR):** A report describing the design philosophy, assumptions, loading criteria, material specifications, design standards, and methodology adopted for structural design.
19. **Bill of Quantities (BOQ):** A detailed schedule of quantities of various items of work prepared for cost estimation, tendering, and execution.
20. **Bar Bending Schedule (BBS):** A detailed schedule showing reinforcement bar sizes, lengths, shapes, quantities, and bending details required for reinforced concrete works.
21. **Shop Drawings:** Detailed drawings prepared by contractors or manufacturers for fabrication and installation, subject to review by the Consultant where required.
22. **Statutory Authorities:** Government departments, local bodies, municipalities, panchayats, planning authorities, fire and rescue authorities, environmental authorities, and any other agencies empowered to grant approvals.
23. **Applicable Codes and Standards:** The latest editions, amendments, and revisions of the National Building Code (NBC), Bureau of Indian Standards (BIS) Codes, Indian Standards (IS Codes), Kerala Municipality Building Rules (KMBR), Kerala Panchayat Building Rules (KPBR), IRC Codes, and other relevant statutory regulations applicable to the project.
24. **Site Visit:** A visit undertaken by the Consultant to the project location for investigation, verification, inspection, review of construction progress, or providing technical guidance.
25. **Key Personnel:** Qualified professionals deployed by the Consultant, including Architects, Structural Engineers, Geotechnical Engineers, Quantity Surveyors, CAD/BIM professionals, and other technical staff required for execution of the services.
26. **CAD:** Computer-Aided Design software used for preparation of engineering and architectural drawings.

27. **Empanelment:** The process of selecting and registering eligible consultancy firms with KLDC for providing consultancy services during the empanelment period, without guaranteeing any minimum quantity of work.
28. **MOU:** Memorandum of Understanding executed between KLDC and the selected Consultant defining the terms and conditions governing the consultancy services.
29. **Applicant:** The consultancy firm, company, LLP, partnership, proprietorship, society, or any other legally registered entity submitting an Expression of Interest (EOI) to KLDC
30. **Bidder:** The Applicant participating in this EOI process. The terms "Applicant" and "Bidder" shall have the same meaning unless the context otherwise requires.
31. **Empanelment:** The process of selecting and registering qualified consultancy firms with KLDC for a specified period to provide consultancy services as and when required. Empanelment does not guarantee award of any work.
32. **Consultancy Services:** Professional services relating to architectural planning, structural engineering, geotechnical investigations, preparation of DPRs, cost estimation, tender assistance, construction support, and other allied engineering services described in this EOI.
33. **Key Personnel:** Qualified professionals proposed by the Applicant for execution of the consultancy services, including Architects, Structural Engineers, Geotechnical Engineers, Civil Engineers, CAD Technicians, Quantity Surveyors, Laboratory Technicians and other technical experts.
34. **Core Team:** The minimum team of professionals required under this EOI for execution of consultancy assignments.
35. **Similar Project:**

A completed consultancy assignment involving one or more of the following:

- Architectural Design
- Structural Engineering Design
- Geotechnical Investigation
- Detailed Project Report (DPR)
- Building or Infrastructure Consultancy

executed for Government Departments, Public Sector Undertakings (PSUs), Semi-Government Organizations, Local Self Government Institutions or reputed Private Sector clients.

36. **Government Project:** Any project executed for the Central Government, State Government, Local Self Government Institutions, Government Departments, Government-owned Companies, Statutory Authorities or Autonomous Bodies.
37. **PSU:** Public Sector Undertaking owned or controlled by the Central Government or any State Government.
38. **Semi-Government Organization:** An organization substantially owned, funded or controlled by the Government, including statutory bodies, boards, development authorities and autonomous institutions.
39. **Reputed Private Sector Project:** A project executed for a registered private company, institution, educational organization, industrial establishment or commercial developer having documentary evidence of successful completion.

40. **Completion Certificate:** A certificate issued by the client confirming satisfactory completion of consultancy services, indicating project details, scope of work and completion date.
41. **Client Certificate:** A certificate or testimonial issued by the employer/client confirming execution of consultancy services.
42. **Work Order:** The written order or agreement issued by the client authorizing commencement of consultancy services
43. **Documentary Evidence:** Supporting documents including registration certificates, agreements, work orders, completion certificates, invoices, client certificates, statutory registrations, qualification certificates, software licences and any other documents acceptable to KLDC.
44. **Technical Proposal:** The complete technical submission by the Applicant containing qualifications, experience, methodology, personnel, equipment, software capability and supporting documents.
45. **Technical Score:** The marks awarded by KLDC during technical evaluation based on the criteria specified in this EOI.
46. **Qualifying Score:** The minimum technical marks required for empanelment under this EOI.
47. **Curriculum Vitae (CV):** A detailed profile of a proposed professional indicating educational qualifications, experience, professional registrations, employment history and relevant assignments.
48. **Professional Registration:** Registration with the statutory professional body applicable to the discipline
49. **Software Competency:** The demonstrated ability of proposed personnel to effectively use engineering and architectural software relevant to their discipline.
50. **NABL:** National Accreditation Board for Testing and Calibration Laboratories.
51. **Associated Laboratory:** A testing laboratory not owned by the Applicant but formally associated through a valid agreement for carrying out laboratory testing services.
52. **Milestone:** A defined stage of completion of consultancy services against which payments become due.
53. **Deliverables**: All drawings, reports, calculations, certificates, estimates, specifications, digital files, editable CAD files and other documents required to be submitted under this EOI.
54. **Physical Progress:**The percentage completion of construction work certified by KLDC or its authorized representative.
55. **Virtual Completion:**The stage at which the works are substantially complete and fit for their intended use, with only minor defects or finishing items remaining.
56. **Substantial Completion:** Completion of the project to an extent that it can be occupied or utilized for its intended purpose.
57. **Statutory Approvals:**Approvals, permissions, licences, sanctions, clearances or No Objection Certificates (NOCs) required from competent authorities for execution of the project.
58. **Approval Drawings:**Drawings prepared and submitted for obtaining statutory approvals from competent authorities.
59. **Tender Drawings:**Drawings issued as part of tender documents for inviting bids from contractors.

60. **Editable Soft Copy:**Digital files that can be modified using standard software such as AutoCAD, Revit, Microsoft Office, STAAD Pro, ETABS, SAFE or equivalent applications.
61. **Hard Copy:**Printed documents submitted in physical form.
62. **Consultancy Fee:** The fee payable to the Consultant for the services rendered under the consultancy agreement, excluding taxes unless otherwise specified.
63. **Statutory Charges:** Government fees, scrutiny charges, permit fees, approval fees and other statutory payments payable to Government authorities.
64. **Performance Security:**A security, if applicable, furnished by the Consultant to ensure satisfactory performance of contractual obligations.
65. **Force Majeure:**Any event beyond the reasonable control of the parties, including natural disasters, floods, earthquakes, war, civil unrest, epidemics, pandemics, strikes, Government restrictions or similar unforeseen events preventing performance of contractual obligations.
66. **Penalty:**The amount recoverable from the Consultant for delay or non-performance in accordance with this EOI or the subsequent agreement.
67. **Default:** Failure by the Consultant to fulfil contractual obligations within the stipulated time or in accordance with required standards.
68. **Independent Contractor:** The legal relationship under which the Consultant performs services independently and is not an employee, agent or partner of KLDC.
69. **Intellectual Property Rights (IPR):** All copyrights, design rights, patents, trademarks, technical know-how, drawings, reports, software outputs, databases and other proprietary rights arising out of the consultancy services.
70. **Confidential Information:** All technical, commercial, financial and project-related information provided by KLDC or generated during execution of the consultancy services that is not publicly available.
71. **Blacklisting:**Administrative action by KLDC or any competent authority debarring the Consultant from participating in future procurement processes for a specified period.
72. **Procuring Entity:**Kerala Land Development Corporation Ltd. (KLDC), acting as the authority inviting, evaluating and accepting the Expression of Interest.

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1	Name of the Bid	Empanelment/Selection of Consultancy Firm for Structural Design, Soil Investigation and Architectural Design Services for Various Works under Kerala Land Development Corporation (KLDC)
2	Time-period of contract	Three (03) years from date of MOU
3	Name of the Authority's official inviting the bids	Chief Engineer ,KLDC LTD
4	Schedule of Bidding Process	
	Task	Key Dates
	Proposal Start Date	11.09.26
	Proposal Due Date (PDD)/ Bid End Date	05.10.26
	Opening of Proposals	06.10.26
	Evaluation by Technical committee of KLDC	19.10.26
	Presentation by the Applicant before the designated Authority.	26.10.26
	Finalisation by Technical Committee	30.10.26
5	Publication	31.10.26

Introduction

Kerala Land Development Corporation Ltd. (KLDC) proposes to engage competent and experienced consultancy firms for 03 year from the date of MOU for providing integrated professional services relating to planning, architectural design, geotechnical investigations, structural engineering design and allied consultancy services for various projects undertaken by KLDC.

The selected firm shall possess adequate expertise, qualified personnel, modern engineering software, laboratory support and relevant experience in executing similar assignments in accordance with applicable Indian Standards, National Building Code (NBC), State Government regulations and statutory requirements.

1. Background

KLDC undertakes a variety of infrastructure, land development, institutional, agricultural, commercial, and public utility projects throughout Kerala.

To ensure quality, safety, durability, economy and sustainability of these projects, KLDC intends to empanel/select a multidisciplinary consultancy firm capable of delivering end-to-end engineering and architectural services.

The consultant shall provide:

1. Architectural Planning and Design.
2. Soil Investigation and Geotechnical Studies.
3. Structural Analysis and Design.
4. Preparation of Detailed Project Reports (DPR).
5. Technical Support during Construction.

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2. Scope of Services – Architectural Consultancy

The consultant shall undertake complete architectural services including:

Architectural Planning, Design and Drawing Services

1. Mobilizing necessary architectural personnel, planners, CAD software resources and technical staff required for carrying out architectural planning, design, detailing and preparation of drawings for the proposed project.
2. Conducting site visits and collecting all relevant site information including topography, access roads, existing structures, surrounding developments, utility services, environmental conditions and statutory restrictions affecting the project.

3. Studying the project requirements, functional requirements, user requirements and development objectives of KLDC and translating the same into an efficient, economical and functional architectural design.
4. Reviewing available site plans, survey drawings, geotechnical investigation reports, statutory regulations and other project-related information prior to commencement of architectural planning.
5. Preparing conceptual architectural plans considering site conditions, circulation requirements, utility requirements, future expansion possibilities and project-specific functional requirements.
6. Developing alternative planning options, wherever required, and presenting the same to KLDC for review and approval.
7. Preparation of master plans, site development plans and layout plans showing building locations, circulation roads, parking areas, landscaping, utility corridors and other site development features.
8. Preparation of comprehensive architectural designs, drawings, details and specifications for the project, covering all architectural planning and design aspects required for the successful execution of the building. The scope shall include all architectural concepts, space planning including area statements like plot area,builtup area etc, functional requirements, accessibility provisions, safety considerations, sustainability measures, statutory compliance requirements, and all other architectural elements necessary for obtaining approvals and completing the project in accordance with applicable codes, standards, regulations and best architectural practices.
9. Coordination with structural engineers to ensure compatibility between architectural layouts and structural systems.
10. Coordination with geotechnical engineers to incorporate foundation-related requirements and site-specific recommendations into the architectural design.
11. Preparation of detailed architectural drawings including:
    - Site Layout Plans.
    - Floor Plans.
    - Roof Plans.
    - Elevations.
    - Sections.
    - Staircase Details.
    - Toilet Details.
    - Door and Window Details.
    - Finishing Details.
    - Architectural Detail Drawings.
12. Preparation of landscaping layouts and external development drawings including pathways, retaining walls, paving layouts, boundary treatments and other site development features.
13. Preparation of presentation drawings, coloured renderings, 3D views and perspective views wherever required by KLDC for project approvals, presentations and stakeholder consultations.
14. Preparation of detailed working drawings suitable for construction and execution of the works.
15. Preparation of Good for Construction (GFC) drawings incorporating all approved modifications and statutory requirements.
16. Assisting KLDC in obtaining approvals from local authorities, municipalities, panchayats, planning authorities, fire authorities and other statutory bodies by preparing and submitting required drawings and supporting documents.

17. Revising drawings and documents based on comments received from statutory authorities, KLDC and other approving agencies.
18. Providing technical clarifications during tendering stage regarding architectural drawings, specifications and project requirements.
19. Issuing revised architectural drawings whenever necessitated due to site conditions, statutory requirements, design modifications or engineering considerations.
20. Conducting site visits during construction, as directed by KLDC, for clarification of architectural details and resolution of architectural issues arising during execution.
21. Reviewing shop drawings, architectural submissions and proposed modifications affecting architectural intent, whenever required by KLDC.
22. Preparation of as-built architectural drawings incorporating modifications carried out during construction, wherever required by KLDC.
23. Preparation and submission of the complete architectural design package consisting of:
    - Concept Plans.
    - Master Plans.
    - Site Development Plans.
    - Approval Drawings.
    - Detailed Working Drawings.
    - Good for Construction (GFC) Drawings.
    - Area Statements.
    - Architectural Specifications.
    - 3D Perspectives and Renderings (where required).
    - As-Built Drawings (where required).
24. All architectural planning, design and documentation shall conform to the latest revisions of:
    - National Building Code (NBC) 2016.
    - Kerala Municipality Building Rules (KMBR).
    - Kerala Panchayat Building Rules (KPBR).
    - IS 962 – Code of Practice for Architectural and Building Drawings.
    - IS 4963 – Recommendations for Building Planning.
    - Harmonised Guidelines and Standards for Universal Accessibility.
    - Fire and Life Safety Requirements.
    - Applicable BIS Codes and Government Regulations.
25. Preparation and submission of the final Architectural Design Report in three hard copies and soft copy format including all drawings, area statements, specifications, approvals, renderings and supporting documents.

3. Scope of Services – Soil Investigation and Geotechnical Engineering

The consultant shall carry out detailed geotechnical investigations for each project site.

Geotechnical Investigation Services

1. Site reconnaissance and planning of geotechnical investigations.

2. Drilling of boreholes/trial pits at locations and depths as required for the proposed structure.
3. Collection of disturbed and undisturbed soil samples and rock cores, wherever encountered.
4. Conducting in-situ tests including Standard Penetration Test (SPT) and other field tests as required.
5. Determination and recording of groundwater table and seasonal groundwater conditions.
6. Laboratory testing of soil and rock samples for engineering properties in accordance with relevant IS Codes.
7. Preparation of bore logs, soil profiles and subsurface stratification details.
8. Evaluation of safe bearing capacity, settlement characteristics and geotechnical design parameters.
9. Assessment of slope stability, earthwork characteristics and retaining structure requirements, wherever applicable.
10. Recommendation of suitable foundation systems, foundation levels and construction considerations.
11. Preparation and submission of detailed Geotechnical Investigation Report with interpretations, design recommendations and all supporting data.
12. Coordination with structural design requirements and incorporation of geotechnical recommendations in the project design.
13. All geotechnical investigations, testing, interpretation and reporting shall conform to the latest revisions of:
    a. IS 1892.
    b. IS 1893
    c. IS 2131.
    d. IS 2720 Series.
    e. IS 4968 (Part 2).
    f. IS 6403.
    g. IS 6926.
    h. IS 8009.
    i. IS 2911 Series.
    j. IS 1498.
    k. IS 1904.
    l. IS 2950
    m. NBC.
    n. Other applicable IRC and BIS Codes and Government standards.

4. Scope of Services – Structural Engineering Design

The consultant shall provide complete structural design services for all types of structures.

Structural Design Services

1. Collection and review of all relevant project information including architectural drawings, site development plans, geotechnical investigation reports, statutory requirements and functional requirements of the proposed facility.
2. Carrying out site visits to understand existing site conditions, topography, access conditions, adjacent structures, utilities and other factors influencing structural design.

3. Establishing structural design criteria including design philosophy, design loads, material specifications, structural system selection and serviceability requirements in accordance with the latest Indian Standards and National Building Code (NBC).
4. Preparation of Structural Design Basis Report indicating design assumptions, loading criteria, material grades, durability requirements, seismic parameters and design methodology.
5. Determination of all applicable loads including Dead Loads, Imposed Loads, Wind Loads, Seismic Loads and other special loads as per IS 875 (Part 1 to Part 5), IS 1893 and other relevant codes.
6. Carrying out structural analysis of the proposed structure using approved structural analysis software such as STAAD Pro, ETABS, SAFE, SAP2000 or equivalent software and validating critical elements through engineering calculations wherever required.
7. Designing foundations based on the recommendations of the approved geotechnical investigation report and in accordance with IS 1904, IS 6403 and IS 2911 Series.
8. Designing all reinforced concrete structural elements including:
    - Isolated Footings.
    - Combined Footings.
    - Raft Foundations.
    - Pile Foundations and Pile Caps.
    - Pedestals.
    - Columns.
    - Beams.
    - Slabs.
    - Staircases.
    - Retaining Walls.
    - Shear Walls.
    - Water Retaining Structures.
    - Other structural components as required.
9. Designing structural steel elements, where applicable, including steel columns, beams, trusses, purlins, bracings, connections and other steel members in accordance with IS 800 and relevant BIS standards.
10. Carrying out earthquake-resistant design of the structure as per IS 1893 and ductile detailing provisions of IS 13920, considering the seismic zone and importance factor applicable to the project location.
11. Carrying out wind analysis and wind-resistant design of the structure in accordance with IS 875 (Part 3).
12. Checking the structure for strength, stability, serviceability, deflection, cracking, vibration and overall structural performance under all applicable load combinations.
13. Preparation of foundation layout drawings showing foundation locations, sizes, founding levels and design parameters.
14. Preparation of structural framing plans showing column layouts, beam layouts, slab layouts and structural grids.
15. Preparation of detailed structural drawings for all structural components including plans, sections, elevations and construction details.
16. Preparation of reinforcement detailing drawings for RCC elements in accordance with IS 2502 and relevant BIS standards.
17. Preparation of Bar Bending Schedules (BBS) indicating reinforcement quantities, bar marks, cutting lengths and bending details for all RCC components.

18. Preparation of structural general notes, design notes and construction notes for inclusion in Good for Construction (GFC) drawings.
19. Preparation of detailed structural design calculations and analysis reports for all structural elements and systems.
20. Preparation of structural quantities and inputs required for cost estimation, preparation of Bill of Quantities (BOQ) and tender documentation.
21. Coordination with architectural consultants and geotechnical engineers to ensure compatibility of architectural, structural and foundation designs.
22. Incorporation of comments and observations received from KLDC, statutory authorities and approving agencies during design development and approval stages.
23. Submission of structural stability certificate signed by a qualified Structural Engineer wherever required by local bodies, statutory authorities or approving agencies.
24. Providing technical clarifications during tendering stage regarding structural design, drawings and specifications.
25. Issuing revised structural drawings and calculations whenever necessitated due to site conditions, statutory requirements, architectural modifications or engineering considerations.
26. Conducting site visits during construction, as directed by KLDC, for verification of foundation conditions, structural layout, reinforcement details and clarification of structural design issues.
27. Providing engineering recommendations for unforeseen subsurface conditions, design modifications and structural issues encountered during construction.
28. Preparation and submission of Good for Construction (GFC) structural drawings in hard copy and soft copy formats including AutoCAD/PDF and editable design files.
29. Submission of complete structural design package consisting of:

- Structural Design Basis Report.
- Structural Analysis Report.
- Design Calculations.
- Foundation Drawings.
- Structural Framing Drawings.
- Reinforcement Detailing Drawings.
- Bar Bending Schedules.
- Structural Stability Certificate.
- GFC Drawings.

30. All structural analysis, design, detailing and documentation shall conform to the latest revisions of:

- IS 456 – Plain and Reinforced Concrete.
- IS 875 Series – Design Loads.
- IS 1893 Series – Earthquake Resistant Design.
- IS 13920 – Ductile Detailing.
- IS 1904 – Foundations.
- IS 2911 Series – Pile Foundations.
- IS 6403 – Bearing Capacity of Foundations.
- IS 800 – General Construction in Steel.
- IS 3370 Series – Water Retaining Structures.
- NBC 2016.
- Kerala Municipality Building Rules (KMBR).

- Kerala Panchayat Building Rules (KPBR).
- Other applicable BIS Codes and statutory requirements.

31. Preparation and submission of the final Structural Design Report in three hard copies and soft copy format including design basis, analysis outputs, calculations, structural drawings, reinforcement details, bar bending schedules, certificates and supporting documents.

5. Detailed Project Report (DPR) and Cost Estimation

The consultant shall prepare:

DPR Components

- Project Description.
- Site Analysis.
- Architectural Concept.
- Geotechnical Report.
- Structural Design Concept.
- Utility Planning.
- Sustainability Measures.
- Risk Assessment.
- Implementation Strategy.

6. Construction Support Services

The consultant shall provide limited technical support during the construction stage to ensure that the works are executed in accordance with the approved design intent and drawings.

6.1 Scope of Construction Support

The services shall include:

- Clarification of architectural drawings.
- Clarification of structural drawings and design details.
- Review of foundation conditions with reference to geotechnical recommendations.
- Approval of minor design modifications necessitated by site conditions.
- Issuance of revised drawings, if required.
- Periodic site visits as directed by KLDC.
- Participation in technical review meetings.
- Assistance in resolving engineering issues arising during construction.
- Verification of compliance of construction with approved design drawings.

6.2 Site Visits

The consultant shall undertake site visits as required by KLDC for:

- Verification of site conditions.

- Review of construction progress.
- Assessment of engineering challenges.
- Recommendation of suitable design solutions.

6.3 Technical Deliverables during Construction

The consultant shall provide:

- Design clarifications.
- Revised drawings, where necessary.
- Structural recommendations for unforeseen site conditions.
- Foundation modification recommendations based on actual strata encountered.
- Technical notes and engineering opinions as requested by KLDC

7. Eligibility Criteria

The interested consultancy firm shall satisfy the following:

7.1 Legal Status

- Registered Company/LLP/Partnership/Proprietorship.
- Valid PAN.
- GST Registration.

7.2 Technical Capability

Availability of:

- Registered Architects.
- Structural Engineers.
- Geotechnical Engineers.
- Quantity Surveyors.
- CAD

7.3 Experience

The firm should have completed similar consultancy assignments involving:

- Architectural Design.
- Structural Design.
- Soil Investigation.

During the last **three years** in Government, PSU, Semi-Government or Private Sector projects.

7.4 Financial Capacity

The firm shall submit:

- Audited Financial Statements.
- Turnover Details.
- Income Tax Returns.

7.5 Documents to be Submitted

- Company Profile.
- Registration Certificates.
- Work Completion Certificates.
- Client References.
- Key Personnel Details.
- Equipment and Software Details.

8. Technical and Empanelment Criteria

8.1 Technical Requirements

The Applicant's competence and capability shall be assessed based on the following parameters:

i. Type of Firm (Partnership / Proprietary / Company / Society)

Definition of "Firm":

Any legally registered business entity including sole proprietorship, partnership, private limited company, public limited company, or registered professional consultancy organization engaged in providing Architectural Design, Structural Engineering Design, Geotechnical Investigation and allied engineering consultancy services, and meeting all eligibility requirements prescribed under this document.

ii. The Firm shall be registered under any of the following applicable laws in India:

- Companies Act, 2013 / earlier Companies Act
- Indian Partnership Act, 1932
- Societies Registration Act, 1860 (for institutions/organizations where applicable)

iii. The Architectural Consultant shall be registered with the Council of Architecture (CoA), Government of India.

iv. The Structural Design Consultant shall have qualified Structural Engineers with valid professional credentials and experience in RCC and Steel design as per relevant IS codes.

v. The Geotechnical Investigation Agency shall have qualified geotechnical engineers and access to drilling rigs, field testing equipment and NABL-accredited or equivalent soil testing laboratory facilities (owned or associated).

vi. The Firm should have a minimum of 3 years of continuous experience in Architectural Design, Structural Engineering Design, and/or Geotechnical Investigation works in Government / PSU / Semi-Government / Reputed Private Sector projects.

vii. Submission of Curriculum Vitae (CVs) of key technical personnel proposed for deployment under:

- Architectural Design Team
- Structural Design Team
- Geotechnical Investigation Team

viii. Completion Certificates for at least 2 similar projects in each discipline (Architectural / Structural / Geotechnical), clearly indicating scope of services, project cost, built-up area, and client details.

ix. Proof of Service Tax / GST Registration and latest GST returns filed.

x. The Applicant should not have any pending litigation with KLDC or any Government Department/Authority that may adversely affect project execution.

xi. The firm shall have adequate software capabilities including but not limited to:

- AutoCAD / Revit / other similar tools for Architectural Design
- STAAD Pro / ETABS / SAFE / SAP2000 for Structural Design
- Geotechnical software tools for analysis and reporting (if applicable)

xii. The Applicant shall submit an undertaking confirming compliance with all applicable Indian Standards (IS Codes), NBC 2016, and Kerala Building Rules (KMBR/KPBR).

Note: It is mandatory that documentary evidence for all above criteria shall be submitted along with the proposal.

8.2 Team Composition

The consultancy team shall consist of qualified professionals with proven experience in Government / PSU / infrastructure projects. The team shall be available for coordination meetings, design reviews and project discussions as required by KLDC.

S. No	Technical Experts	Nos.	Minimum Experience (Years)
1	Senior Architect / Project Architect	01	05
2	Structural Engineer (RCC & Steel Design)	01	05
3	Geotechnical Engineer	01	05
4	Senior Civil Engineer / Coordinator	01	05
5	CAD Technician	02	03
6	Geotechnical Field Engineer	01	03
7	Soil Laboratory Technician	01	03

Total Minimum Core Team: 03 Members should be in core team

8.3 Detailed Qualification of Resources

1. Senior Architect / Project Architect

Pre-requisite Qualification:

- Master's Degree in Architecture.
- Registered with Council of Architecture (CoA).
- Minimum 05 years of experience in architectural planning and building design.

Job Description:

- Lead architectural planning, design and coordination for KLDC projects.
- Develop conceptual, schematic and detailed architectural designs.
- Ensure compliance with NBC 2016, KMBR/KPBR and other statutory regulations.
- Coordinate with structural and geotechnical teams for integrated design development.
- Prepare and review drawings, specifications and DPR inputs.
- Attend design review meetings with KLDC and statutory authorities.
- Incorporate sustainability, accessibility and functional design principles.

2. Structural Engineer (RCC & Steel Design)

Pre-requisite Qualification:

- Master's Degree in Civil Engineering (Structural Engineering specialization preferred).
- Minimum 05 years of experience in structural design of RCC and steel structures.
- Proficiency in IS codes and structural design software.

Job Description:

- Carry out structural analysis and design of buildings and infrastructure works.
- Design RCC and steel structural components as per IS 456, IS 800, IS 1893, IS 13920, etc.
- Develop foundation systems based on geotechnical investigation reports.
- Prepare structural drawings, reinforcement detailing and BBS.
- Ensure structural safety, stability and serviceability compliance.
- Provide design clarifications during execution stage.

3. Geotechnical Engineer

Pre-requisite Qualification:

- Master's Degree in Civil Engineering with specialization in Geotechnical Engineering.
- Minimum 5 years of experience in soil investigation and foundation engineering.
- Experience in interpretation of SPT, DCPT, PLT and laboratory testing data.

Job Description:

- Plan and execute geotechnical investigation programs.
- Supervise borehole drilling, sampling and field testing activities.

- Interpret soil and rock data for engineering applications.
- Prepare geotechnical investigation reports and foundation recommendations.
- Determine safe bearing capacity, settlement and soil parameters.
- Provide inputs for structural foundation design.

4. Senior Civil Engineer / Project Coordinator

Pre-requisite Qualification:

- Bachelor's Degree in Civil Engineering.
- Minimum 05 years of experience in multidisciplinary project coordination.

Job Description:

- Coordinate between architectural, structural and geotechnical teams.
- Ensure timely submission of drawings, reports and deliverables.
- Monitor project schedules and deliverables.

5. CAD Technician

Pre-requisite Qualification:

- Degree in Civil Engineering / Architecture / CAD Design.
- Minimum 3 years of experience in drafting.

Job Description:

- Prepare architectural and structural drawings in AutoCAD / Revit.
- Assist in preparation of 2D/3D models and presentation drawings.
- Update drawings based on design revisions.

6. Geotechnical Field Engineer

Pre-requisite Qualification:

- Degree in Civil Engineering.
- Minimum 3 years of experience in field geotechnical investigations.

Job Description:

- Supervise borehole drilling, SPT, DCPT and sampling operations.
- Maintain field logs and test records.
- Ensure compliance with IS 1892, IS 2131 and IS 4968 procedures.

7. Soil Laboratory Technician

Pre-requisite Qualification:

- Degree in Civil Engineering / Laboratory Technology.
- Minimum 3 years of experience in soil and rock testing laboratory.

Job Description:

- Conduct laboratory tests as per IS 2720 series.
- Maintain test records, calibration and reporting.
- Assist geotechnical engineer in analysis and reporting.

8.4 Vetting of Designs

- The architectural drawings, structural designs, geotechnical investigation reports, design calculations, drawings, and all other technical documents submitted by the Consultant must be technically vetted by a Government Department, Government Engineering Institution, Government Agency, or any other competent authority approved by KLDC.
- The Consultant shall furnish all drawings, design calculations, reports, editable soft copies, and any other information required for such vetting and shall provide necessary technical clarifications without any additional cost to KLDC.
- The Consultant shall incorporate all observations, modifications, and recommendations arising from the vetting process as approved by KLDC, without any additional financial implication.
- Technical vetting by another Government Department or Agency shall not relieve the Consultant of its responsibility for the correctness, adequacy, safety, stability, serviceability, and compliance of the designs with the applicable codes, standards, and statutory requirements.
- The Consultant shall be solely responsible for obtaining technical vetting of all architectural drawings, structural designs, geotechnical investigation reports, design calculations, drawings, and all other technical documents from a Government Department, Government Engineering Institution, Government Agency, or any other competent authority approved by KLDC.

9.Milestones and Payment Terms for Architectural, Structural Design and Geotechnical Investigation Services

The payment for Architectural Design, Structural Design and Geotechnical Investigation Services shall be released based on completion of the milestones indicated below and submission of the corresponding deliverables to the satisfaction of KLDC. Payments shall be made on the approved consultancy fee including reimbursable expenses, if any, as mutually agreed.

Table: Milestones and Payment Schedule

Sl. No.	Stage / Milestone	Deliverables	Payment (%)
1	**Stage 1 – Site Investigation, Data Collection and Concept**	• Site reconnaissance and data collection. • Geotechnical Investigation	**10%**

	Development	Programme. • Completion of Boreholes, SPT, DCPT, Plate Load Test and Laboratory Testing. • Submission of Geotechnical Investigation Report with Foundation Recommendations. • Conceptual Architectural Plans and Site Development Concept. • Preliminary Feasibility Assessment and Design Basis Report.	
2	**Stage 2 – Preliminary Design and Approval Drawings**	• Submission of Architectural Concept Plans, Elevations and Sections. • Site Layout Plan and Master Plan. • Preliminary Structural Scheme and Structural Design Criteria. • Preliminary Cost Estimate. • Submission of Drawings for KLDC Review and Statutory Approvals, wherever required.	**20% of total fee payable less payment already made at Stage 1**
3	**Stage 3 – Detailed Design and Tender Documentation**	• Detailed Architectural Drawings. • Detailed Structural Analysis and Design. • Foundation Design based on Soil Investigation Report. • Structural Design Report. • Detailed Estimates, and Technical Specifications. • Tender Drawings • Good for Construction (GFC) Drawings for commencement of work.	**50% of total fee payable less payment already made at Stages 1 & 2**
4	**Stage 4 – Construction Support**	On Substantial Completion of the Project.	**75% of total fee payable less payment already made**
5	**Stage 5 – Project Completion and Closure**	• Final Architectural Drawings. • Structural Completion Documents. • As-Built Drawings. • Completion Report. • Assistance for Occupancy/Completion Certification	**100% of total fee payable less payments already made at previous stages**

		wherever required. • Submission of all final documents in hard and soft copies.	

10.Evaluation of Bids

The following procedure shall be adopted for evaluation of bids for Architectural, Structural Design and Geotechnical Investigation Consultancy Services under KLDC.

Table: Evaluation Criteria

S. No.	Criteria	Documents	Marks
1	Firm's Experience and Past Performance	Completion certificates, work orders, client certificates and project details	40 Marks
2	Experience, Qualification & Software Competency of Key Professionals	CVs, qualification certificates, registrations and experience certificates	40 Marks
3	Relevant Assignments Executed by Proposed Team	Details of projects handled by proposed personnel with proof of involvement	20 Marks
	Total		**100 Marks**

10.1 Firm's Experience and Past Performance – Maximum 40 Marks

The bidder shall submit details of completed consultancy assignments in Architectural Design, Structural Engineering Design and Geotechnical Investigation.

Marks Distribution

Section	**Marks**
Team Leader / Senior Architect	15
Structural Engineer	12
Geotechnical Engineer	8
CAD / Technical Staff	5
Total	**40**

Evaluation Method

A. Number of Similar Completed Projects – 20 Marks

- 4 Marks per eligible completed project
- Maximum 5 projects considered

B. Experience in Government / PSU Projects – 10 Marks

- 2 Marks per eligible project
- Maximum 5 projects considered

C. Value and Scale of Projects – 10 Marks

- Based on built-up area, project complexity and consultancy scope undertaken.

Supporting Documents

- Completion Certificates
- Work Orders / Agreements
- Client Certificates
- Documentary proof indicating scope of consultancy services rendered

10.2 Experience, Qualification & Software Competency of Key Professionals – Maximum 40 Marks

A. Team Leader / Senior Architect – 15 Marks

Criteria	Marks
Educational Qualification	3
Professional Registration (CoA)	2
Relevant Experience (up to 5 years)	5
Relevant Experience (Above 5 years)	8
Proficiency in Architectural Design Software (AutoCAD, Revit, SketchUp, etc.)	2
Total	**15**

B. Structural Engineer – 12 Marks

Criteria	Marks
Educational Qualification	2
Professional Experience (up to 05 years)	5
Professional Experience (Above 05 years)	8
Proficiency in Structural Analysis & Design Software (STAAD Pro, ETABS, SAFE, SAP2000, Tekla, etc.)	2
Maximum	**12**

C. Geotechnical Engineer – 8 Marks

Criteria	Marks
Educational Qualification	2
Professional Experience (up to 05 years)	3
Professional Experience (Above 05 years)	4
Proficiency in Geotechnical Software (PLAXIS, GeoStudio, gINT, etc.)	2
Total	**8**

D. CAD / Technical Staff – 5 Marks

Criteria	Marks
Qualification	1
Relevant Experience	2
Proficiency in CAD Software (AutoCAD, Civil 3D, Revit, MicroStation, etc.)	2
Total	**5**

10.3 Additional Supporting Documents for Software Competency

- Software training certificates.
- Software license user certifications (where applicable).
- Self-declaration of software proficiency.
- Project references demonstrating software usage.
- 3D models, analysis reports, or sample outputs prepared by the proposed personnel.

Supporting Documents

- Detailed CVs
- Educational Qualification Certificates
- Registration Certificates
- Experience Certificates
- Proof of Employment/Association with Firm

10.5 Relevant Assignments Executed by Proposed Team – Maximum 20 Marks

Marks shall be awarded based on the direct involvement of the proposed key personnel in similar consultancy assignments.

Evaluation Method

A. Architectural Design Assignments – 8 Marks

- Experience in institutional, commercial, residential or public buildings.

B. Structural Design Assignments – 6 Marks

- Experience in RCC and steel structural design works.

C. Geotechnical Investigation Assignments – 6 Marks

- Experience in soil investigation and foundation recommendation studies.

Supporting Documents

- Project-wise experience statements
- Client certificates
- Employer certificates
- Drawings, reports or other documentary evidence demonstrating involvement

10.6 Final Evaluation Method

- Total Marks = 100
- Minimum Qualifying Score = 70 Marks
- Applicants securing less than 70 Marks shall not be considered for empanelment/selection.
- Ranking shall be based on the total technical score obtained.

10.7 General Notes

1. All submitted documents shall be self-attested and verifiable.
2. KLDC reserves the right to verify any information submitted by the bidder.
3. Incomplete submissions shall be liable for rejection.
4. Documentary evidence shall be furnished for all claims made under the evaluation criteria.
5. KLDC reserves the right to modify the evaluation methodology, if required, in the interest of the project

11. Discipline-wise Deliverables at Each Stage

11.1 Geotechnical Investigation

- Borehole Logs.
- SPT Records.
- DCPT Records.
- Plate Load Test Results.
- Laboratory Test Reports.
- Groundwater Observations.
- Safe Bearing Capacity Calculations.
- Foundation Recommendations.
- Geotechnical Investigation Report.

11.2 Architectural Design

- Concept Plans.
- Master Plan.
- Site Development Plan.
- Approval Drawings.
- Detailed Architectural Drawings.
- Working Drawings.
- GFC Drawings.
- Area Statements.
- Specifications.
- As-Built Drawings.

11.3 Structural Design

- Structural Design Basis Report.
- Structural Analysis Report.
- Foundation Design.
- RCC/Steel Structural Drawings.
- Reinforcement Detailing Drawings.
- Bar Bending Schedules.
- Structural Stability Certificate.
- GFC Structural Drawings.

12. Legal Clauses

12.1 Dispute Resolution

1. In the event of any dispute, controversy, or claim arising out of or relating to this consultancy agreement, including interpretation, execution, or termination, the same shall be resolved amicably through mutual consultation between KLDC and the Consultant.
2. The courts at **Kerala (Hon. High court of Kerala)** shall have exclusive jurisdiction for any legal proceedings arising out of the contract.
3. KLDC shall not be responsible for any internal disputes, administrative issues, financial constraints, changes in ownership or management, or any other internal matters of the Applicant/Consultant. Such issues shall not be accepted as grounds for delay, non-performance, or failure to fulfil the obligations under the EOI or the subsequent Agreement.

12.2 Penalty Clause

1. Time is the essence of the contract. The Consultant shall adhere strictly to the approved project schedule.
2. In case of delay in submission of deliverables beyond the agreed timelines attributable to the Consultant, KLDC reserves the right to impose a penalty.
3. The penalty shall be levied at the rate of **0.5% of the consultancy fee per week of delay**, subject to a maximum of **20% of the total consultancy fee**.
4. Delay caused due to force majeure conditions, statutory delays, or delays attributable to KLDC shall be excluded from penalty provisions.
5. Repeated delays or non-performance may lead to termination of contract without prejudice to KLDC's rights.

12.3 Termination Clause

1. KLDC reserves the right to terminate the contract at any stage if the Consultant:
    - Fails to perform obligations as per scope of work
    - Repeatedly delays submission of deliverables
    - Submits substandard or non-compliant designs
    - Engages in misconduct or breach of contract terms
2. In case of termination due to Consultant's default, KLDC shall have the right to:
    - Forfeit performance security (if applicable)
    - Recover additional costs incurred for re-engagement of services

- Black list the Consultant from future KLDC projects

3. KLDC may terminate the contract without assigning any reason by giving **30 days notice**, with payment limited to work actually completed and accepted.

12.4 Copyright of Drawings and Documents

1. All drawings, reports, designs, calculations, models, documents and digital outputs prepared by the Consultant for KLDC shall be deemed to be the **exclusive property of KLDC**.
2. The Consultant shall not use, reproduce, publish or share any project-related material for any purpose other than this assignment without prior written approval from KLDC.
3. KLDC shall have full rights to modify, reuse, reproduce, or execute the designs for the intended project or any future development without additional permission from the Consultant.
4. The Consultant shall hand over all original drawings, soft copies, editable files (AutoCAD, Revit, STAAD, etc.), reports and supporting data upon completion or termination of the project.

12.5 Intellectual Property Rights (IPR)

1. All intellectual property rights arising out of the consultancy services shall vest exclusively with KLDC upon payment of fees for the respective deliverables.
2. The Consultant shall ensure that all designs, reports, software outputs and technical documents are original and do not infringe any third-party intellectual property rights.
3. Any infringement claims arising due to violation of intellectual property rights by the Consultant shall be the sole responsibility of the Consultant, and KLDC shall not be liable.
4. The Consultant shall indemnify KLDC against any legal claims, damages or expenses arising due to such infringement.

12.6 General Legal Provisions

1. The Consultant shall comply with all applicable Indian laws, rules, regulations, BIS codes, NBC 2016, and Kerala Building Rules.
2. The Consultant shall maintain confidentiality of all project data and shall not disclose any information to third parties without written consent from KLDC.
3. The relationship between KLDC and the Consultant shall be that of an independent contractor and not that of employer-employee or partnership.
4. Any waiver of breach shall not constitute a waiver of any subsequent breach.
5. If any clause of this agreement is found invalid, the remaining clauses shall remain in full force and effect.

13. Right of Acceptance

1. The technical committee reserves the right to accept or reject any or all Expressions of Interest (EOIs), either in whole or in part, without assigning any reason whatsoever.
2. The technical committee reserves the right to amend, modify, suspend, cancel, or withdraw this EOI process at any stage, without incurring any liability or obligation to inform the applicants of the grounds for such action.
3. Submission of an EOI shall not confer any right or expectation on the applicant for empanelment, shortlisting, participation in the next stage of the selection process, or award of any contract.
4. The technical committee may seek clarifications, additional documents, or presentations from any or all applicants to facilitate evaluation of the EOIs. Failure to provide the required information within the stipulated time may result in rejection of the EOI.
5. The technical committee reserves the right to verify the information furnished by the applicants from any source and to disqualify any applicant if any information is found to be false, misleading, or materially incorrect.
6. The decision of The technical committee regarding the evaluation, acceptance, rejection, or cancellation of the EOI process shall be final and binding on all applicants, and no correspondence or representation in this regard shall be entertained.

14.Selection and Acceptance of Expression of Interest (EOI)

General Conditions

1. Release of payment shall be subject to acceptance of deliverables by KLDC.
2. Statutory approval fees, scrutiny fees and other Government charges shall be borne by KLDC unless specifically included in the consultancy scope.
3. Revisions arising out of comments from KLDC and statutory authorities shall be included within the consultancy fee.
4. All drawings, reports and documents shall be submitted in both hard copy and editable soft copy formats.
5. Taxes shall be paid as applicable under prevailing Government regulations.

14.1 Evaluation of EOIs

The Expressions of Interest received shall be evaluated by a Technical Committee constituted by Kerala Land Development Corporation Ltd. (KLDC) based on the eligibility criteria, technical capability, experience, availability of qualified professionals, infrastructure, financial capability, and other requirements specified in this EOI.

Only those Applicants who satisfy the eligibility criteria and submit all the prescribed documents shall be considered for technical evaluation.

14.2 Minimum Qualifying Marks and criteria

- Applicants securing 50 marks or above out of a maximum of 100 marks in the technical evaluation shall be considered technically qualified for empanelment.

Applicants securing less than the prescribed qualifying marks shall not be considered further.

- The consultancy firm shall have a minimum core team comprising the following key professionals:

1. One Senior Structural Engineer;
2. One Senior Architect; and
3. One Senior Geotechnical Engineer.

The above professionals shall be permanent employees or full-time associates of the consultancy firm and shall be available throughout the duration of the consultancy services.

14.3 Empanelment

1. KLDC reserves the right to empanel one or more Consultancy Firms based on the evaluation results and the requirement of the Corporation.
2. The empanelment shall normally remain valid for a period of **Three (03) years** from the date of execution of the Memorandum of Understanding (MoU), unless terminated earlier by KLDC.
3. Empanelment shall not confer any right upon the Consultant for automatic award of any consultancy assignment.
4. Consultancy assignments shall be entrusted to the empanelled Consultants based on the nature, size, complexity, location, urgency, specialization required, past performance of the Consultant, availability of resources, and administrative convenience of KLDC.

14.4 Acceptance of EOI

Acceptance of an Expression of Interest shall be subject to:

- ***Fulfilment of minimum qualifying criteria prescribed in this EOI.***
- Submission of all required documents and supporting evidence.
- Verification of the information furnished by the Applicant.
- Evaluation by Technical committee
- Approval of the Chief Engineer, KLDC.

14.5 Verification of Documents

KLDC reserves the right to verify any information, documents, certificates, work experience, financial details, professional registrations, laboratory facilities, technical personnel, software capabilities, or any other particulars furnished by the Applicant.

If any information furnished is found to be false, incorrect, misleading, or fabricated at any stage, the application shall be liable for rejection, and the Applicant may be debarred from participating in future EOI or tender processes of KLDC.

14.6 Right to Accept or Reject

KLDC reserves the right to:

- Accept or reject any or all EOIs without assigning any reason.
- Reject incomplete or conditional EOIs.
- Seek additional information or clarifications from any Applicant.
- Modify the evaluation process, if considered necessary.
- Cancel or withdraw the EOI at any stage without incurring any liability.
- No documents, certificates, clarifications, or supporting information submitted after the prescribed closing date and time for submission of the Expression of Interest (EOI) shall be accepted or considered for evaluation, unless specifically sought in writing by KLDC solely for the purpose of clarification of the documents already submitted. Submission of new documents or additional credentials after the deadline to improve the Applicant's eligibility or evaluation score shall not be permitted.
- Violation of G.O.(Ms)No.5/2022/PWD Dated,Thiruvananthapuram, 14-02-2022 & G.O.(Ms)No.20/2023/PWD Dated,Thiruvananthapuram 04-04-2023 will lead to the complete rejection of applications.

The decision of KLDC in this regard shall be final and binding on all Applicants.

14.7 Award of Consultancy Assignments

The consultancy services for individual projects shall be awarded by KLDC from among the empanelled Consultants based on project-specific requirements.

Where considered necessary, KLDC may invite financial quotations, negotiate consultancy fees, or adopt any other procurement procedure permitted under the applicable Government of Kerala rules and procurement guidelines before awarding individual assignments.

14.8 Execution of Memorandum of Understanding

The selected Consultant shall execute a Memorandum of Understanding (MoU) with KLDC within the time specified in the Letter of Empanelment.

Failure to execute the MoU within the stipulated period may result in cancellation of the empanelment, and KLDC shall be at liberty to empanel another eligible Consultant.

14.9 No Obligation to Award Work

Empanelment under this EOI shall not guarantee award of any consultancy work or minimum value of work during the empanelment period.

KLDC reserves the absolute right to decide the number of consultancy assignments to be entrusted, their value, scope, and the Consultant to whom such assignments shall be awarded

The consultancy firm shall submit a declaration/NOC stating that it is not blacklisted by any government or private organization and is not subject to any pending legal proceedings or litigation

15.Conclusion

KLDC intends to engage a highly qualified multidisciplinary consultancy firm capable of delivering integrated Architectural, Structural and Geotechnical Consultancy Services for a period of 03 years from the date of MOU in compliance with National Building Code (NBC), Bureau of Indian Standards (BIS), CPWD guidelines, Kerala Government regulations and other statutory requirements.

The selected consultant shall ensure safe, economical, sustainable and code-compliant solutions for all projects undertaken by KLDC.

For and on behalf of Kerala Land Development Corporation Ltd. (KLDC)

Authorized Signatory

Date: _____11.09.26_____

Place: _____Thrissur_____

Last date for submission:05.10.26 up to 05.00 PM
EOIs received after the deadline will not be considered.