



Notice Inviting e-Tender

e-NIT No: AU/Estates/2026-27/01

Dated: 02-04-2026

For and on behalf of SKUAST-J, tenders are invited by e-tendering mode from the reputed Architects who are registered with Council of Architect, New Delhi, having dealt atleast two Campuses for Institution of higher learning (University) for the below mentioned work for a period of 02 years.

| S.No. | Name of work | Earnest Money (Rs.) | Cost of Tender Document (Rs.) |
|-------|---|---------------------|-------------------------------|
| 1 | Providing Architectural Consultancy for various buildings at different Stations of SKUAST-Jammu | 1,00,000/- | 3,000/- |

Terms and Conditions:-

1. The Bidding documents can be downloaded from the website <http://jktenders.gov.in> from 06-04-2026 (9:30 AM) to 20-04-2026 upto 4:00 P.M.
2. a) The bids shall be deposited in electronic format on the website <http://jktenders.gov.in> from 06-04-2026 (9:30 AM) to 20-04-2026 upto 4:00 P.M. The Technical bids received will be opened on or after 21-04-2026 online. Financial bids of only those bidders will be opened online who are found technically responsive by the evaluation committee
b) The complete bidding process will be online.
3. List of tender documents to be scanned and uploaded with the bid :-
 - i. EMD in the form of CDR/FDR/Bank Guarantee pledged in favour of Assistant Comptroller, Estates Division, SKUAST-J, Main Campus, Chatha, Jammu.
 - ii. Demand draft towards the cost of tender documents, drawn in favour of Asstt. Comptroller, Estates Division, SKUAST-J, Main Campus, Chatha, Jammu. **Hard copy of the same alongwith EMD shall be deposited by the successful/lowest bidder in the Office of the Estates Officer, SKUAST-J, Main Campus, Chatha-Jammu-180009 (J&K U.T.) after opening of the financial bid, failing which the bid will be rejected. The tender fee can also be paid online (Asstt. Comptroller (Estates), A/c No. 123504050000015, IFSC Code: JAKA0EAURSP, Bank Branch: J&K Bank, SKUAST-J, Chatha, Jammu) and the receipt of the same be uploaded alongwith tender documents by the bidder.**
 - iii. Copy of having registered with Council of Architect, New Delhi
 - iv. Copy of PAN Card
 - v. Copy of GST Number.
 - vi. Certificate of having achieved in any one year a minimum financial Turnover of 10.00 lakhs during last consecutive five financial years.
 - vii. Experience Certificate as per S.No. (4).
 - viii. Undertaking in shape of affidavit that the Architect has never been debarred or blacklisted by any Govt./Semi Govt. Boards and Corporations and all certificates enclosed by him are correct.
4. The Tenderer/ Architect must have provided Architectural Consultancy to the completed buildings of following amount in Govt./Semi-Govt./Universities during the last 10 years ending March, 2026:-
 - i) A single building of Rs 8.00 crores
Or
 - ii) Two buildings of Rs 4.00 crores each
Or

- iii) Three buildings of 2.00 crores each.

Documentary proof in support of eligibility criteria issued by the Executive Engineer or equivalent of Central / State Govt. / Semi Govt. Department.

4. The original instruments/documents in respect of Cost of Tender document and EMD must be produced by the successful bidder/tenderer at the time of allotment in the office of the **Estates Officer, SKUAST-J, Main Campus, Chatha, Post Office:- University Campus, Chatha, Jammu-180009 (J&K)**.
5. The bid for the work shall remain open for acceptance for a period of 90 days from the date of opening of technical bids.
6. To participate in bidding process:-
- i. The bidders have to get Digital Signature Certificate (DSC) as per Information Technology Act-2000 to participate in online bidding.
 - ii. The DSC will be required for digitally signing the bid. The bidders can get above mentioned digital certificate from any approved vendors. The bidders who already possess valid DSC need not to procure new DSC.
 - iii. The bidders have to submit their bids online in electronic format with DSC. The bids cannot be uploaded without Digital signature. No proposal will be accepted in physical form.
 - iv. Bids will be opened online as per time schedule mentioned above.
 - v. Before submission of online bids, bidders must ensure that scanned copies of all the necessary documents have been attached with bid.
 - vi. The department will not be responsible for delay in online submission of bids whatsoever reasons may be.
 - vii. All the required information for bid must be filled and submitted online.
7. Any other information/clarification can be had from the office of the undersigned on all working days from 9:30 A.M. to 5:00 P.M.

Sd/-
Estates Officer
SKUAST-Jammu

No. AU/Estates/2026-27/F-14/42-46

Dated:-06-04-2026

Copy to:-

1. Director (P&M)/Chairman SWC, SKUAST-J, Main Campus, Chatha
 2. Comptroller, SKUAST-J, Main Campus, Chatha
 3. I/c Data Centre, SKUAST-J, Main Campus, Chatha for uploading of NIT of Interest on the University website
 4. Executive Engineer, Estates Division, SKUAST-J, Chatha
4. SVC for timely publication of NIT in two local dailies and one national newspaper having wide circulation as per **Annexure "A"**.



Sher-e-Kashmir University of Agricultural Sciences & Technology of Jammu
Estates Division, Main Campus, Chatha -180009

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Note:-1. Further details can be seen from the website <http://jktenders.gov.in>

2. Tenders will be uploaded only on <http://jktenders.gov.in> and bidders registered on this website will be able to submit their bid online. The department reserves the right to reject any or all tenders without assigning any reason (s). The tenderer should read terms and conditions instruction carefully before filling the price bids (BOQ). E-tendering without Digital Signature Certificate (DSC) will not be accepted by electronics tendering system.

Sd/-

Estates Officer

SKUAST-Jammu



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Name of work:-Providing Architectural Consultancy for various buildings at different Stations of SKUAST-Jammu

- For and on behalf of SKUAST-J, tenders are invited by e-tendering mode from the reputed Architects who are registered with Council of Architect, New Delhi, having dealt atleast two Campuses for Institution of higher learning (University) for the below mentioned work for a period of 02 years.
- The original instruments/documents in respect of Cost of Tender document and EMD must be produced by the successful bidder/tenderer at the time of allotment in the office of the Estates Officer, SKUAST-J, Main Campus, Chatha, Post Office:- University Campus, Chatha, Jammu-180009 (J&K).
- The tenderers in their own interest are advised to inspect and examine all the station/substations of SKUAST-Jammu, satisfy themselves, obtain all information that may be necessary.
- The scope of work includes building plan of different types i.e offices, Academic Blocks, Administrative Blocks, hostels, residential quarters, storage sheds, play field facilities, internal finishes works etc. in phased manners.
- GST and statutory taxes as applicable in J&K (U.T.) shall be deducted from the running on account bills on gross values of the work. Services or any tax not levied at present shall be paid for by the Architect, if introduced in J&K (U.T.) in the future.
- Consultancy fee for repeated structures shall be 50% of the original works.
- No condition shall be inserted by the tenderers on their own except specified in this tender document. Tenders bearing conditions, mutilations, or over writings will not be entertained.
- The successful tenderers shall be required to execute necessary agreement with the university within fifteen days from the date of acceptance of tender prior to commencement of the work.
- The successful tenderer shall be bound to provide Architectural Consultancy on his quoted rates at all stations of the SKUAST-Jammu for a period of 03 (Three) years from the date of allotment.
- The work shall be allotted to the Architect in phased manners as per the requirements of the University from time to time.
- In case the Architect fails to provide Architectural Consultancy within stipulated time period, the work shall be got executed through any other agency and the excess cost involved will be recovered from the bill of the Architect.
- If any dispute arises between the consultant and the university, the decision of the Hon'ble Vice-Chancellor of the University shall be final and binding upon the parties.

- If at any time during the currency of the contract period Architectural Consultancy is to be done through some other agency or through its own engineering staff/Architect, the University is at liberty to do so and the Architect will have no claim whatsoever on this account.
- The consultant Architect is bound to give his full address to this office on which the communication be addressed. The letters/notice etc. duly posted on the given address shall be considered as having been delivered to the Consultant Architect.
- The committee normally accepts the most reasonable tender but it reserves the right of accepting the tender of any tenderer without assigning any reason and it also reserves the right of delaying the opening of tenders and rejecting any or all the tenders without assigning any reasons and also will not be bound to accept lowest tender.
- The consultant Architect or his authorized representative is required to remain in constant touch with the Executive Engineer /Estates Officer of the University and his subordinate filed staff in-charge of the particular work.
- If at any stage of the contract the employer is not satisfied with the working of the Architect, the contract can be terminated by giving one month notice.
- If the Estates Officer/ Executive Engineer is not satisfied with the progress of work, he can introduce another Consultant Architect or agency for completing the same and excess cost thus incurred shall be recovered from the original Consultant Architect from his running bill in the University or from the bill of Architect working in any other organization. Besides, if the consultant does not attend the work ordered to him immediately or abandoning half way, the work will be got done completed through some other agency at the risk and cost of original Consultant Architect.
- In case of any dispute between the Architect and SKUAST-Jammu / termination of contract due to non performance on any other reason, the legal jurisdiction shall be within Jammu Division only and **shall be settle in the Hon'ble court Jammu only.**
- In case of any dispute, the decision of the Hon'ble Vice-Chancellor shall be final and binding upon both the parties. However, in case of interpretation of any Clause or otherwise, the same shall be referred to the Arbitrator nominated by the Hon'ble Vice-Chancellor amongst Deans/Directors/Officers (Except Estates Officer) of the University whose decision shall be final and binding.
- Subletting of the work wholly or partially is strictly prohibited and will be treated as breach of contract.
- The Consultant Architect should have an established office at Jammu so as to facilitate day to day problems at site.
- Any other information can be had from the office of the undersigned on all working days from 9:30 A.M. to 5:00 P.M..
- The Consultant Architect should have sufficient knowledge about prevailing Indian Standards.

➤ **Special Conditions**

- i. The SKUAST_J reserves the right to terminate this contract at any time by giving two months notice to the Architect without assignment any reasons. In that case, accounts will be settled in accordance with the terms and conditions and stipulations of this allotment of work for the work done upto the stage of termination, SKUAST-J may rescind the contract on failure of the Architect to complete any stage(S) unless period for performance of such stage(s) is extended by the SKUAST-Jammu on the written request made by the Architect, giving reasons for delay/non performance within the prescribed time. Grant of extension is sole discretion of the SKUAST-Jammu.
- ii. If any delay is caused in granting approval or making payment to the Architect by the SKUAST-Jammu, Architect shall be entitled to extension in time for execution of the contract. No claim or compensation or damages on this account shall be admissible against the SKUAST-Jammu.
- iii. The Architect shall have full responsibility for items of work, described in the scope of work. The SKUAST-Jammu will have full access to the details of the features for the purpose of scrutiny for satisfying themselves as to their correctness and soundness. The structural engineers of the University will render all possible help for the above scrutiny. Any approval/scrutiny of drawing/designs by the SKUAST-Jammu shall not absolve the Architect of their responsibility and architect will be liable to rectify the same without any extra charges.
- iv. The Architect shall supply to the SKUAST-Jammu five (05) sets of all drawings at stage mentioned above. Any additional set, if required by the SKUAST-Jammu shall be paid for an actual cost of reproduction basis.
- v. The Architect shall not make any deviation, alteration or omission from the approved drawings, without prior consent of the SKUAST-Jammu.
- vi. The Architect shall exercise all reasonable skill, care and diligence in the discharge of their duties and shall exercise such general superintendence and the inspection in regard to such works as may be necessary to ensure that works are being executed in accordance with contract documents and shall endeavor to guard the interest of the SKUAST-Jammu against the detects and deficiencies in the work of the contract.
- vii. The Architect shall make necessary revisions in the drawings, if required, after discussion with the SKUAST-Jammu authorities. Ordinarily, there may be no revision after the finalization of drawings.
- viii. The SKUAST-Jammu shall have the liberty to postpone or not to execute any work and the Architect shall not entitled to any compensation for non-executed part of the work except that the fees of the Architect upto the stage of work then completed.

➤ **Scope of Work:**

The Architect may be required to provide services in respect of following:-

- i. Site evaluation, environmental impact assessment and analysis.
- ii. Architectural design and site development.
- iii. Sanitary, plumbing, drainage, water supply and sewerage
- iv. Electrical, electronic, communication system
- v. Heating, ventilation and air conditioning (HVAC) and other mechanical system.
- vi. Elevators, escalators etc.
- vii. Fire detection, Fire Protection and security systems etc.
- viii. Acoustical work
- ix. Landscape work
- x. Interior work
- xi. Graphic Signage.
- xii. Perspective view
- xiii. Periodic supervision.

➤ **Estimation Service:**

- i. The Architect shall discuss with SKUAST-Jammu and its authorized nominees, prepare complete project brief and visit site and obtain all other data from SKUAST-Jammu and prepare complete project programming (DPR).
- ii. The Architect shall prepare alternative conceptual plan with reference to design brief received, modify the conceptual plan incorporating changes if required by the SKUAST-Jammu and prepare definitive preliminary drawings and model for the SKUAST-Jammu's approval along with revised estimates of cost, if required.
- iii. The Architect shall prepare detailed drawings, specification and schedule of quantities sufficient for all items and prepare detailed estimates of cost for invitation of tenders.

➤ **Post Tendering Services:**

The architect shall prepare and submit complete working drawings to commence work at the site and proper execution during construction in the manner and order as given below:-

- i. The Architect shall provide Tender drawing enough to be issued within 15 days after award of the consultancy work to the Architects.
- ii. The Architect shall provide the Working drawings good for construction i.e. architectural drawing upto plinth level on allotment of the work to the contractor.
- iii. Working drawings good for construction upto roof level including roof within one month after allotment of contract to the contractor.
- iv. All drawings good for construction with complete details including schedule of internal and external finishes within three months from the date.

The architect shall also incorporate the Buildings and Structures in the Master Plan of Campuses and prepare the revised master plans of the Campuses within the professional fee agreed upon.

On completion of the work, the architect shall extend assistance to prepare as built drawings of the buildings and service. The Architect shall make visits to the site from time to time to give clarification of drawings and specification and submit to the SKUAST-Jammu regarding quality and progress of work.

➤ **Mode of Payment of the Fee to the Architect:**

- i. 15% of the total fee to be paid upon on submission of sketch plans, preliminary estimates and preparation of tender documents for pre-qualification.
- ii. 20% of the total fee to be paid upon submission of detailed drawings, estimates, architectural drawings for calling tenders sufficient to start construction activity.
- iii. 30% of the total cost to be paid upon submission of detailed-working drawings including sanitary, furniture, electrical networking etc. complete in all respect.
- iv. 25% of the total cost to be paid during the execution of the work on pro rata basis.
- v. 10% of the balance payment to be made on receipt of completion certificate and the completion of work assigned to the full satisfaction of the SKUAST-Jammu.

➤ **Construction Management Services:**

Progress Monitoring.

Supervision of Works.

The Architect shall supervise the construction management of the project by posting at the site. An experienced Civil Engineer/Architect upto the project duration from the start of construction as and when required, in addition to his own visits at site.

The Architect interpret the drawings, specification and contract documents to the contractor and take all steps under intimation to the SKUAST-Jammu to ensure that the work is carried out in accordance with the drawings, specifications and terms of the contract and rules, regulations and conditions adhered to.

The Architect shall ensure conformity to specifications as laid down in the contract documents.

The Architect shall work in co-ordination with Engineering staff of the SKUAST-J to ensure proper co-ordination and assist the SKUAST-Jammu in ascertaining the progress achieved at site vis-a-vis approved PERT chart

➤ **Responsibilities of the Architect:**

- i. The Architect at their own expenses shall provide a qualified architects/engineer as and when required to carry out works as described under para “supervision of works” for proper supervision of the work and construction at site from start of construction till completion. Temporary office accommodation shall be provided by the SKUAST-J. if requested to by the Architects at site of work.

- ii. The Architect shall complete all the stages of work pursuant to the necessary approval given by the SKUAST-J according to the time schedule mutually agreed upon before start of each activity. The service throughout the stipulated period of the contract will be carried out with due diligence, time being the essence of the contract.

Sd/-
Estates Officer