

# **NEW TOWN KOLKATA DEVELOPMENT AUTHORITY**

3, MAJOR ARTERIAL ROAD, NEW TOWN, KOLKATA-700153

## **CORRIGENDUM OF NOTICE INVITING EXPRESSION OF INTEREST FOR PLANNING, DESIGNING AND PERIODICAL ARCHITECTURAL SUPERVISION OF THE PROPOSED COMMUNITY HALL (IN ACTION AREA – I AND ACTION AREA – II) OF NKDA.**

Memo No: 3337/NKDA/Admin(BPS)-415(40)/2013

Date: 12.06.2017

A. Following are the decisions taken by the authority against the query raised in the pre-bid meeting, held on 2<sup>ND</sup> June 2017, at the conference room of New Town Kolkata Development Authority, New Town Kolkata, at 12 noon:-

### **Query: 1**

Space requirement should be quantitative and specific.

### **Answer:**

The space requisition has been revised. Following are the modified brief:

### **Revised Architectural requisition brief:**

#### 1. Ground Floor:-

##### i. Ceremony stage:

- The stage may be used for durga-puja, social/cultural programs etc.
- The stage will be facing to the open air lawn.
- Green rooms for both ladies and gents may be provided along with toilet facility.
- Service rooms (like electrical/meter room as per requirement), Parking facility (as per NKDA building rules 2009).

##### ii. Open air lawn:

- Minimum 2/3 of the total site should remain open to sky.
- The open space should be landscaped in an organized manner.
- Open air lawn should be designed in such way that the entire area can be used for sitting to accommodate large crowd during social/cultural community programs
- Drainage, lighting and periphery pathways should be provided.

##### iii. Back office and others:

- Caretaker's room with small office.
- 1(one) Boutique flower shop or gift shop.

## 2. First Floor:-

### iv. Banquette Hall:

- Banquette Hall of around 150 capacities.
- The hall should be spatially connected with store room, gents and ladies toilets, etc.
- The interior space of the hall should be "Column free".
- 2(two) rooms with attached toilet facility.
- The hall and rooms should be air conditioned using window/split A.C. units.

## 3. Second Floor:-

- Banquet Hall of around 150 capacities.
- The hall should be spatially connected with pantry space, hand basin and wash facility, store room, utensils-wash room, gents and ladies toilets, etc.
- Kitchen and store.
- 2(two) rooms with attached toilet facility.

## 4. Third Floor:-

- 2(two) luxury guest rooms with attached bath facility.
- Terrace garden.
- Indoor game facility (table tennis/ chess board etc.)
- Small/Medium size library.
- Utensil wash.

## 5. Others:-

- Lift facility as per requirement.
- Barrier free space design.
- Use of Double glazing to minimize the heat penetration in the interior space.
- Optimum use of green energy and nature friendly green material during construction.

### Query: 2

Regarding eligibility of the bidder, more clarification was asked.

### Answer:

### Revised Eligibility To Participate:

- a) **Registered, bonafide, reliable and resourceful Architects / Agencies / Consultancy Firms** having not less than **five years** of experience in designing similar type of buildings may participate in this Expression of Interest (EOI). The

Multi-Disciplinary Firms / Agencies / Consultancy Firms, who have executed similar projects, may also submit their proposals. All of them should also have experience in planning and designing of **at least one project of similar nature costing Rs. 5 (five) Crore or above during the last five Financial Years.**

b) Architects consortium will not be eligible to apply as a single identity.

**Query: 3**

As the study of "Financial Viability" needs an involvement of cost accountant, the same should not be done before the job is awarded. So the point needs modification.

**Answer:**

**Revised Financial Viability:**

Financial viability study showing recovery of the capital and recurring costs shall have to be submitted after awarding of the job. Please note that the bidder needs to explain the tariff structure, basis of cost calculation and revenue collection etc.

**Query: 4**

Schedule of payments needs to be modified

**Answer:**

**Revised Schedule of payment:-**

Sl.No.	Item of work	Time of Disbursement	Percentage payment admissible out of total fees payable
1.	Submission of detailed Architectural drawing comprising of plan, elevation, section, perspective drawings & other relevant details following the Building Rules, 2009 of NKDA	04 (Four) weeks	12.5%
2.	Preparation of Estimates and Bill of Quantities (BOQ) including Draft Tender Documents acceptable to NKDA  Note: a. Schedule of rate of Govt. of W.B shall be used for scheduled items. b. For non – scheduled item, rate analysis is required.	03 (Three) weeks	12.5%

3.	Submission of detail Architectural working drawings and Structural design & drawings of various components duly vetted by reputed institutes like BESU, JU, IIT etc. suitable to start construction work at the site.	06 (Six) weeks	10%
	Financial viability study showing recovery of the capital and recurring costs.		5%
4.	Detail design and drawings for all Electrical works, Sanitary & Plumbing works, Fire-fighting arrangement, HVAC, Landscaping & internal finishing works	04 (Four) weeks	10%
5.	Preparation of an identical model	02 (Two) week	5%
6.	Preparation of a walk through digital model	02 (Two) week	2%
7.	Periodical supervision of work at site (Minimum once in a week or as per requirement of NKDA) related to Architectural & Structural parameters during the entire construction period.	Until completion	
	➤ Up to construction of foundation		5%
	➤ Up to 50% of structural work		5%
	➤ Up to completion of structural work		5%
	➤ Up to completion of all internal finishing works		8%
	➤ Up to completion of all S&P works, all Electrical, HVAC & ancillary works		5%
	➤ Up to completion of the building in all respect including exterior finishing & landscaping		5%
8.	One year after successful completion of entire construction work	One year after completion	10%

**Soil test:**

Soil test will be done by NKDA and the report will be shared.

**Query: 5**

Schedule of dates needs to be revised

**Revised schedule of dates:**

Sl. No	Schedule	Date & Time	Venue
1.	Date of Notice Inviting Tender	26 <sup>th</sup> May 2017	01, M.A.R, NKDA, Kolkata-156
2.	Pre-bid Meeting	2 <sup>nd</sup> June 2017 At 12 noon	-do-
3.	Last Date of Submission of Bids	31 <sup>th</sup> July 2017 at 4 p.m.	-do-
4.	Opening of Technical Bids and Presentation of the Technical Proposals before the Expert Committee	7 <sup>th</sup> & 8 <sup>th</sup> August 2017 At 12 noon	-do-
			-do-
5.	Opening of Financial Bids and declaration of the final selection.	12 <sup>th</sup> August 2017 At 12 noon	-do-

**Query: 6**

Power point presentation time needs to be increased.

**Answer:**

Time of Power point presentation is increased to 20 minutes each.

**Query: 7**

Instead of "Lump-Sum consultancy fee" the quotation may be done in percentage (%) basis.

**Answer:**

The proposal is not accepted.

B. Change to the location of site plan for proposed community hall at action area – i, Newtown, Kolkata:-

The location of the site plan for proposed community hall has been changed. New location plan and site plan are being attached herewith.



**Chief Architect**  
**New Town Kolkata Development Authority**

**Memo No: 3337/NKDA/Admin(BPS)-415(40)/2013**

**Date: 12.06.2017**

**Copy forwarded for kind information:-**

1. Member Secretary/NKDA
2. Chief Executive Officer/NKDA
3. The Chief Engineer/ NKDA
4. The Executive Engineer / NKDA
5. The Finance Officer/ NKDA
6. PA to Chairman, NKDA
7. System Manager, NKDA
8. Notice Board, NKDA.
9. Publication in daily news papers.



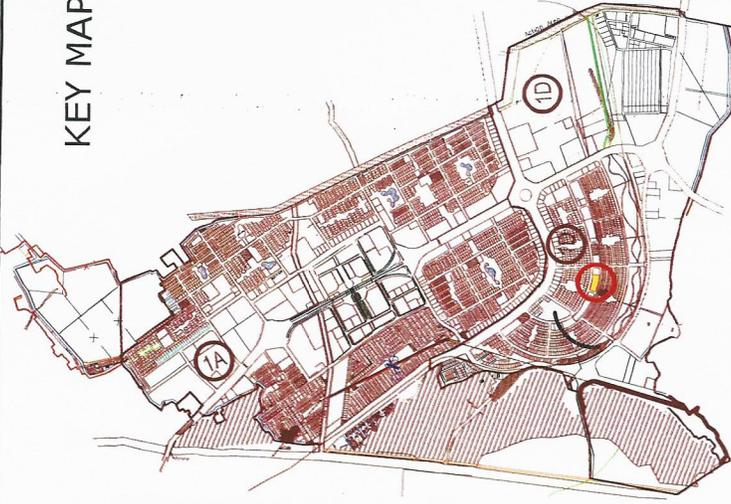
**Chief Architect**  
**New Town Kolkata Development Authority**

*o/c*

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KEY MAP



# NEW TOWN, KOLKATA

ACTION AREA -ID

DWG.NO.HIDCO/PLG/AA-1D/W-613

**Title:** Co-ordinate drawing of DD/1  
( Community center)  
at DD block

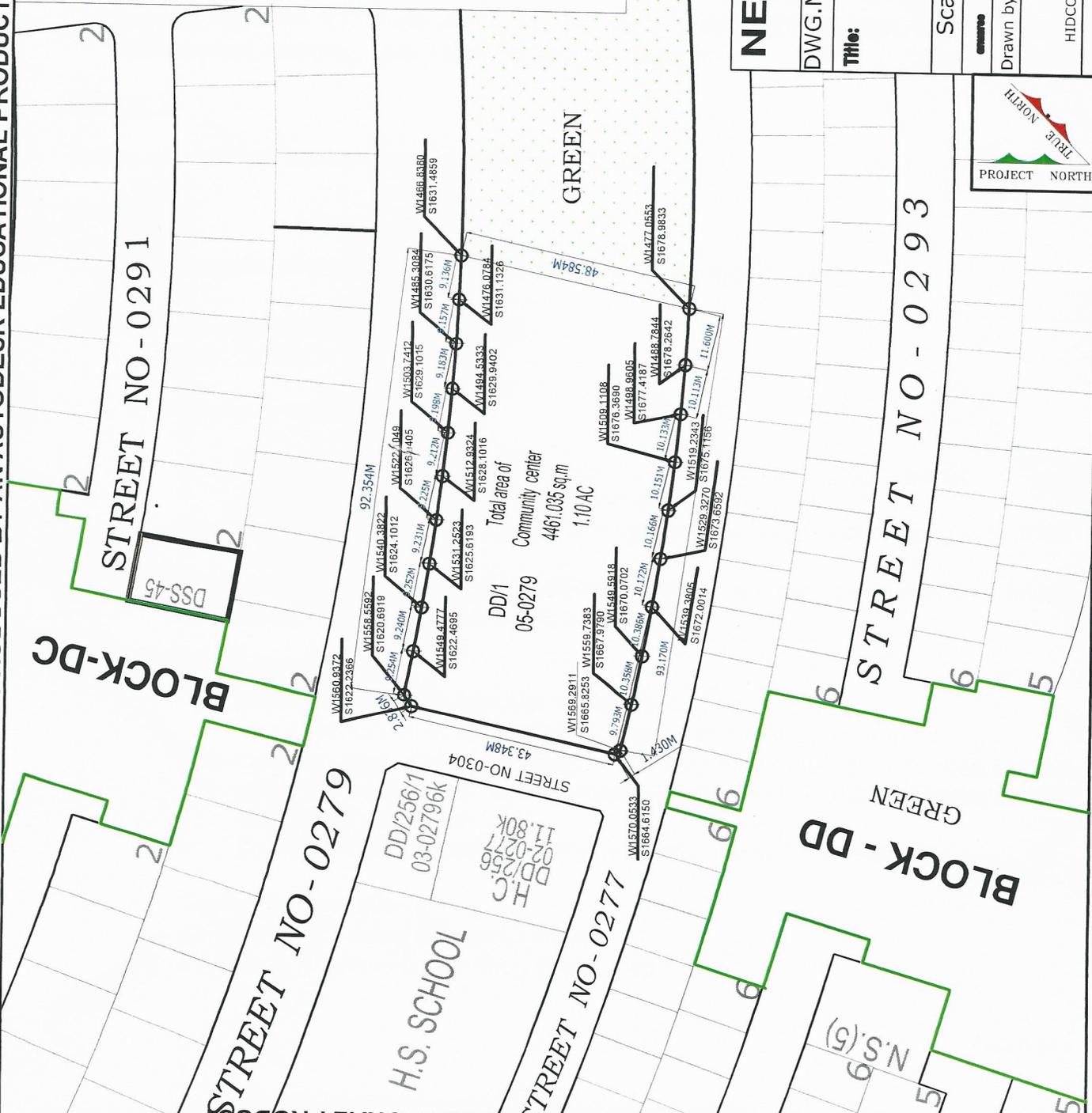
Scale - Date:06.06.2017

Drawn by SR-Architect AGM(P) CHIEF PLANNER



HIDCO BHAVAN,35-1111(MAR),NEW TOWN, KOLKATA-700156

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STREET NO-0291

BLOCK-DC

GREEN

STREET NO - 0293

STREET NO-0279

H.S. SCHOOL

STREET NO-0277

BLOCK - DD

GREEN

DD/256/1  
03-02796k  
DD/256/1  
02-02797k  
DD/256/1  
01-80k

Total area of  
Community center  
4461.035 sq.m  
1.10 AC

DSS-45

N.S.(5)