

## Expression of Interest

### Development of Housing Colony for rehabilitation of identified Dal-Dwellers at Rakh-I-Arth Bemina

The Managing Director, J & K Housing Board, invites "**Expression of Interest**" from eligible Indian Firms / Consultants for the **Consultancy Services for Comprehensive Architectural & Engineering Planning and Designing for the "Development of Housing Colony for rehabilitation of identified Dal-Dwellers at Rakh-I-Arth Bemina in Phase II & III"**

Work involves surveying the proposed land, architectural design, detailed engineering works, PMC, BIM, Urban Development, 3D Scanning of entire area, Financial Feasibility report including proposals with respect to innovative eco-friendly technology with respect to latest construction methods & Monitoring of the project under the guidance of concerned Authorities.

The Development is proposed on 1190 Kanal of Land at Rakh-I-Arth Phase III-Bemina. It is proposed to construct approx. 2500 nos Flats of 2 BHK for rehabilitation of Dal Dwellers and adequate no of flats of 4/3/2/1 BHK etc. for general public with all infrastructural works, Commercial & Academic zones for commercial use, External and internal development etc. The Land development and other associated developments involved in the proposal shall also be included in Scope of work. The interested firms may contact Technical Officer, Housing Unit –II, Housing Board office, Habitat Center, Bemina Srinagar (Ph. 9419056848) for detailed site inspection etc.

Eligibility Criteria: -

- a) The Firms / Consultants should have completed/ having in-hand/under construction following Consultancy works during the last eight years (2009 onwards):-
  - (i) **Three** Consultancy works of similar nature each involving built up area of **minimum 80,000 sqm / 8,60,000 Sqft.** (FAR+NON-FAR) Or
  - (ii) **Two** Consultancy works of similar nature each involving built up area of **minimum 1,20,000 sqm / 12,91,000 Sqft.** (FAR+NON-FAR) Or
  - (iii) **One** Consultancy work of similar nature involving built up area of minimum **sqm 2,00,000 sqm/ 21,50,000 Sqft.** (FAR + NON-FAR)

Similar work shall mean Consultancy work of comprehensive planning, designing and development of Residential complex, which have been completed.

- b) The Firms / Consultants should have an average annual Financial Turnover of minimum **Rs. 125 lakhs** for consultancy fee during immediate last three consecutive financial years. For this purpose, average of annual financial turnover shall be worked out for all the three years.
- c) Firms/Consultants should not have incurred any loss (profit after tax should be positive) in more than 2 years during **the last 5 years ending 31st March 2017.**
- d) The Firms / Consultants should be an Indian consultancy firm and should have in-house architectural / engineering capabilities with experience in the field of Consultancy.

Interested eligible Indian Firms/Consultants shall send through registered post "**Expression of Interest**" along with documents confirming to eligibility criteria as mentioned above and financial bid in separate sealed cover to: The Managing Director, J & K Housing Board, A/D Block Green Belt Park, Gandhinagar Jammu, J&K within 15 days of publication/uploading of this notice at [www.jkhousingboard.gov.in](http://www.jkhousingboard.gov.in) for further process i.e. by or before 11 Nov 2017, 4.00 pm.

No. HB/2562  
Dated: 26.10.2017

-Sd/-  
Technical Officer to MD  
J&K Housing Board