

Government of Bihar
BUILDING CONSTRUCTION DEPARTMENT

Expression of interest-cum-Request for proposal (R.F.P.)

Expression of interest-cum-Request for proposal (R.F.P.) is invited for **PROPOSED BIHAR JUDICIAL ACADEMY PUNPUN, PATNA (BIHAR)** from firms/ consultants of repute, in the field of Architecture and planning.

The details of R.F.P. together with eligibility criteria can be had from the office of Chief Architect (E-MAIL ID-chiefarchitect.bcd@gmail.com) during office hours or can be downloaded from the notice board of <https://state.bihar.gov.in/bcd>. A pre-bid meeting will be held on **22-05-2026** at **16.00 Hrs** in the office of Secretary, Building construction Department, Patna. Duly completed proposal in sealed envelope marked "**PROPOSED BIHAR JUDICIAL ACADEMY PUNPUN, PATNA (BIHAR)**" should be submitted to Chief architect, Building construction Department, Vishveshwaraiah Bhawan, Bailey Road, Patna-800015 latest by **16.00 Hrs** on **01-07-2026**. Technical bid will be opened on the same date in presence of the representatives of firms at **16.30 Hrs**.

(Chief Architect)

REQUEST FOR PROPOSAL

FOR CONCEPT DESIGN OF

PROPOSED BIHAR JUDICIAL ACADEMY PUNPUN, PATNA (BIHAR)

On design and build mode/ E.P.C. Mode

AT- PATNA

BRIEF

Building Construction Department

Government of Bihar

PATNA

1.0 Building Construction department, Govt. of Bihar proposes to invite individual / firms of repute to submit design concept for PROPOSED BIHAR JUDICIAL ACADEMY PUNPUN, PATNA (BIHAR) on design and build mode/ EPC mode

2.0 Objective -

To obtain best possible concept design with which after elaboration, the project could be developed on the available land of 44.05 ACRES (As per survey drawing)

3.0 Eligibility criteria-

Individual / firms of repute may provide proposal as invited having following criteria: -

- i) Should have provided comprehensive architectural services for completed govt./semi government building project of not less than one project of 400 crores or two projects of Rs. 300 crores each or three projects of Rs. 200 crores each.

Notes: - Completed project means- The Architect has successfully completed his work and service accepted by the client and work has been started. (Certificate should be attached).

- ii) Minimum 10 years of experience in profession.
- iii) Minimum annual turnover of 1.0 crore from professional fees in any of last three years.
- iv) Registration of principal/partner / director with Council of architecture. (Certificate supporting eligibility criteria must be attached.)
- v) In case of Govt. / Semi-Govt. organization, registration of permanent Architect employee having minimum 10 Year experience in the organization shall be accepted.

4.0 Selection process:

- i) Request for proposal invite.
- ii) Evaluation of concept design of eligible competing firms by the appointed technical committee of BCD and short listing proposals.
- iii) Evaluation of proposals is generally based on the response to RFP, approach to the design concept, *best practices adopted in similar work*, sustainable & universal design parameters, Land utilization, Floor plans and presentation etc.
- iv) Presentation shall be required at Patna on scheduled date.
- v) Selection of consultant and award of work shall be based on Q.C.B.S. (Quality cum cost based service) by following criteria and associated weight age:

Concept Design and technical Proposal, Presentation and Interview	70%
Financial Bid	30%

- vi) *Three best finally selected proposal may be provided with an honorarium (Prize money) as mention below*
1st prize -500000.00/- (Five lakhs)
2nd Prize- 300000.00/- (Three Lakhs)
3rd Prize- 200000.00/- (Two Lakhs)
The Honorarium (Prize Money) will be awarded after The final Selection of the successful Consultant. The prize money of the best proposal shall be adjusted towards there fee if awarded the work and will proceeded Towards contract finalization & further services.

5.0 Submittals for the design competition shall be addressed to '**O/o Chief Architect, Building Construction Deptt., Vishweshwaraiya Bhawan, Bailey road. Patna-800015**'

5.1 The proposal shall be submitted in three envelopes as per following details.

5.1.1 Sealed envelope super scribed **Envelop "A"** shall consist of max 6 sheets of A1 size containing,

- i. Approach to design concept.
- ii. Concept design- layout plan, floor plans, high-resolution 3-D views, walkthrough, Physical model etc. sufficient to explain the design, including brief specification.
- iii. Copy of presentation in CD/Pen drive.

5.1.2 Supporting documents of eligibility criteria, brief report and plinth area rate estimates based on latest CPWD norms with indexing in sealed envelope super scribed **Envelop "B"**.

5.1.3 Sealed envelope super scribed **"PROPOSED BIHAR JUDICIAL ACADEMY PUNPUN, PATNA Envelope "C"** shall consist of financial bid in format attached with this R.F.P. as PER Annexure 'C'.

5.1.3 Envelop 'A', and 'B' and 'C' shall be submitted together in a sealed envelope marked with name of project and name of firm on top of the envelop.

5.1.4 Duly completed, bound with paging and signed offer of envelope 'B' should be submitted as per published notice.

6.0 Tentative scope of work and schedule of services and agreement to be signed with BCD. Scope of work includes Site Evaluation and analysis, Soil test and site survey report, to prepare the DBR (design basis report) Architectural work and site development, Structural engineering work, Sanitary, plumbing, drainage, water supply and sewerage work, Electrical work, Firefighting system/ HVAC /specialized services as per requirement, Landscape work including design of open spaces, horticulture Interiors and any other related works specifically entrusted to the Architects & Supervision** of work till its completion.

*** (Consultants are expected to supervise the construction of said building and prepare a report at foundation, plinth, and lintel and at all slab casting and finishing stages)*

Selected consultant will also help BCD in tendering for agency selection and vetting the drawing as well as to ensure preliminary concept and specification during construction.

6.1 Scope of work includes:

1. Site Evaluation and analysis,
2. Soil test and site survey report to prepare the DBR(design basis Report)
3. Architectural work and site development,
4. All Structural and engineering work,
5. All P.H.E. (Plumbing, Heating and Electrical) drawings with specifications,
6. Graphic signage and other signage related to the functional space of the building.
7. Firefighting system/ HVAC /specialized services like networking etc. as per NBC norms
8. Drainage, water supply and sewerage work.
9. Landscape work including design of open spaces, horticulture Interiors and any other related works specifically entrusted to the Architects & Supervision of work till its completion.
10. The details shall be as per the agreement to be signed with the dept.
11. Consultant will coordinate with the construction agency preparing detailed drawing and its vetting by IIT's and NIT's as per SOP attached (Annexure-E).

10. The details shall be as per the agreement to be signed with the dept.
11. Consultant will coordinate with the construction agency preparing detailed drawing and its vetting by IIT's and NIT's as per SOP attached (Annexure-E).

- 7.0 BCD reserves the right to verify the performance of the architect/ firm and to call for any further information.
- 7.1 BCD shall not be responsible for any postal delay.
- 7.2 BCD reserves the right to accept or reject any or all the applications without assigning any reason thereof and no correspondence in this regard shall be entertained.
- 7.3 Selected firm from outside Bihar shall be required to have local office at Patna or, have local resident architect (consent to be attached) for the period of completion of project or for a period as mutually agreed for desired level of co-ordination.
- 7.4 Selected architect/ firm shall carry out the assigned job after executing the agreement with BCD.
- 7.5 Selected architect/firm must have dedicated structural design team, which has sufficient experiences (min. 10 yrs.) & qualifications.
- 7.6 Incomplete application/ disregard to the laid conditions may summarily lead to rejection of the application.
- 7.7 The consultants are expected to acquaint themselves with the site before designing the project.
- 7.8 Submission of design implies acceptance of the conditions of the competition.
 - a. The undersigned may be contacted for any clarifications at chiefarchitect.bcd@gmail.com. on or before the date of pre-bid meeting.
 - b. All entries should reach the office of the undersigned positively as per the notice.

8.0 Important dates:

Srl	Event	Date *
01	Letter of request	12-05-2026
02	Last date for receiving queries/ pre-bid meeting at 3.30 pm.	22-05-2026
03	BCD response to queries (if any)	27-05-2026
04	PDD till 16.00 Hrs.	01-07-2026
05	Presentation	To be notified

General Note-

●	Incase of Holiday, Next date shall be considered
●	Minor modification in area is permitted based on consultants considered view.
●	Consultants are expected to acquaint themselves with site conditions.
●	Case studies of similar projects and its reference shall be appreciated.
●	Provisions for barrier free design for disabled and elderly persons. Public amenities, circulation, lobby, etc. as per norms.
●	Water harvesting provisions are mandatory.
●	Water supply through adequate bore well/ tube well. Portable Water supply and outlets for drinking water at strategic locations
●	Waste Management and environment improvement measures to ensure a sustainable Green Campus
●	Sewage Disposal System
●	Electrical Grid Power Supply Connection/Backup Electric Supply.
●	Safety and Security measures in the Campus.
●	Earthquake resistant building complying the designs for zone V
●	Waterproofing and ground moisture resistant building
●	Proposals to be prepared as per RFP. However if the FAR is under achieved, a scope of future expansion/ extensions to be proposed.
●	Green building concepts/ universal design / Plastic Free Campus
●	Minimum 4 star griha rating is aspired.
●	Development control regulations as per Bihar Building Bye laws.

List of Enclosures:

1. Annexure A - Tentative List of requirements
2. Annexure B -Draft Agreement
3. Annexure C - Financial bid format
4. Annexure D - Site details/ dimensions
5. Annexure E -Standard operating procedure (SOP)



ANNEXURE - A



FINAL PLANNING CONSIDERATIONS AND REQUIREMENT CHART:

FOR PROPOSED NEW BIHAR JUDICIAL ACADEMY AT
PUNPUN (POTAHI), PATNA.



MANDATE

Pursuant to the resolution contained in Agenda No. 2 of the Minutes of the Joint Meeting of the Hon'ble Board of Governors of the Bihar Judicial Academy and the Hon'ble Committee to Monitor the Progress of Construction of the New Campus of the Bihar Judicial Academy at Punpun (Pothahi), dated 28.04.2026, which reads as under—

"Upon due consideration, it is directed that a consolidated set of fresh recommendations be prepared, incorporating all suggestions made during the joint meeting, both in respect of the Visit Report and the aforesaid Committee's recommendations. The same is thereafter to be finalized in consultation between the Director, Director (Administration) & Additional Director of the Bihar Judicial Academy and Additional Secretary and the Chief Architect of the Building Construction Department, Government of Bihar. They may include further inputs on any aspects that may be remained unaddressed, it is to be formally shared with the Board of Governors as well as the Hon'ble Members of the Committee.

The Additional Secretary and the Chief Architect, Building Construction Department, Government of Bihar, are requested to proceed expeditiously with the issuance of a Request for Proposal (RFP) for preparation of a comprehensive architectural design, duly incorporating the approved recommendations along with other suitable contemporary infrastructural features, so as to facilitate the development of a state-of-the-art campus for the Bihar Judicial Academy.

It is further resolved that, prior to finalization or ranking of the proposed designs, the same shall be presented before a joint meeting of the Hon'ble Board of Governors and the concerned Committee. The Building Construction Department may also invite the members of the jury constituted for selection of the designs to participate in the said meeting."
the present visit was accordingly undertaken.



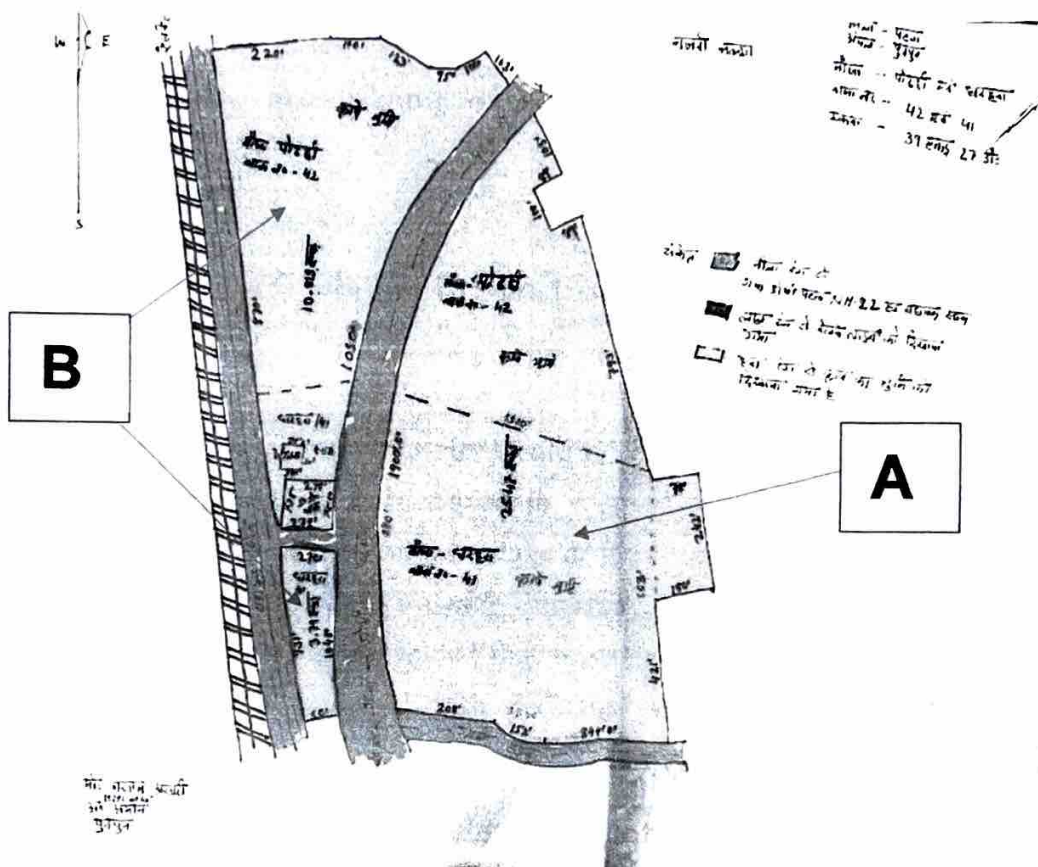
In continuation thereof, the present Key points for consideration and requirement chart are being prepared in conformity with the aforesaid resolution, duly incorporating the suggestions received during the said joint meeting. In the event of any further additions or modifications from your end, the same may kindly be communicated in advance so that they may be duly placed before and apprised to the Hon'ble Board of Governors as well as the Hon'ble Members of the Committee to Monitor the Progress of Construction of the New Campus of the Bihar Judicial Academy at Punpun (Pothahi).

[Handwritten signature]



RECOMMENDATIONS FOR SITE PLANNING

SITE VIEW



SITE – A is recommended for the development of core institutional infrastructure, including the Administrative Block, Academic Block, Auditorium, Hostel Blocks, VIP Guest House, Central Kitchen, Hi-Tech IT Building, and Officers' Residences, considering its suitability for accommodating primary academic and administrative functions.

SITE – B, on the other hand, is recommended to be utilized for relatively less sensitive developments such as recreation and sports facilities, staff quarters, and essential support and utility infrastructure, where the impact of continuous traffic and ambient noise is likely to be comparatively less disruptive.

* The placement of other buildings and ancillary structures is recommended to be planned in alignment with the aforesaid rationalization, duly taking into consideration the presence of the railway line and highway traversing the site, so as to ensure optimal functionality, safety, and minimal disruption.



KEY PLANNING CONSIDERATIONS FOR BUILDING LAYOUT.

(This list is to be read and considered in conjunction with the requirement chart annexed herewith as Annexure-A.)

CORE VISION

A “Digital-First, Simulation-Driven, Green and Integrated Judicial Campus”

1. **Main Entrance and Security Design:** The main gate of the Academy is recommended to be designed in a grand and dignified manner, embodying the rich cultural heritage of the State, drawing inspiration from institutions such as Nalanda University, Vikramshila, and Magadh etc. It is further recommended that separate entry and exit points be provided, each equipped with dedicated security posts to ensure regulated and secure access control.
2. **Administrative Block (Central Hub):** The Administrative Block should function as the primary reception and coordination centre of the Academy. It must be architecturally prominent, with an impressive façade aligned with a judicial or state-specific theme. The building should include:
 - A spacious central reception area with an elegant waiting lounge
 - Chambers for Directorate officers and faculty members
 - Offices for Protocol Officer and System Officer
 - Functional sections such as Administration, Accounts, Computer, Training, Events, and Security.
3. **Academic Block:** The Academic Block should be located adjacent to and seamlessly connected with the Administrative Block. It should accommodate:



- A central library
 - Lecture halls, seminar rooms, and conference halls
 - Mock Trial Courtrooms with Chamber
 - Smart classrooms
 - Waiting lounges and support spaces
4. **Auditorium / Convention Centre:** The Auditorium, preferably designed as a convention centre, should be positioned following the Academic Block. It should include:
- A grand entrance with reception facilities for participants
 - Separate entry and reception areas for VIPs and VVIPs
 - Well-designed waiting lounges
 - Dedicated dining spaces for VIPs/VVIPs and participants
5. **Hostel Complex:** Hostel blocks should be planned in a radial layout, connected through a central reception area with a common waiting lounge. Each hostel block should have:
- A façade designed on a State-specific cultural theme, reflecting the regional heritage and architectural identity.
 - Independent dining facilities
 - Laundry areas equipped for modern washing systems
6. **Central Hi-Tech Kitchen:** A centrally located, fully equipped modern kitchen should be established to efficiently cater to all residential and institutional dining needs.
7. **Guest House:** A separate, well-designed Guest House for VVIPs and VIPs is recommended to be provided, incorporating at least two Presidential Suites, along with a reception desk and a comfortable



waiting lounge to suitably accommodate dignitaries and visiting faculty. It is further recommended that a glass-covered common area (gazebo-type), equipped with requisite amenities such as television, seating arrangements, and allied facilities, be developed on each floor to facilitate interaction and comfort of the guests during their stay.

8. **Dedicated Hi-Tech IT Building:** A multi-storey, technologically advanced IT building should be developed to house:

- Data centre
- Content recording and production studio
- CCTV control room
- Document publication centre (physical and digital)
- Cybersecurity cell
- EPABX centre
- Cyber law and digital evidence laboratory
- Virtual Reality (VR) courtroom simulation facilities

This building should also be designed to maximize the use of renewable and non-conventional energy sources.

9. **Residential Infrastructure:** Adequate residential facilities should be provided, including:

- Bungalows for Directorate officers
- Officers' flats
- Staff quarters for Groups A, B, and C

10. **Recreation and Sports Facilities:** A comprehensive recreation and sports complex should be included, featuring:

- Indoor and outdoor sports facilities



- Synthetic running track
- Covered, temperature-controlled 25-meter swimming pool
- Amphitheatre for cultural and academic events

11. Support and Utility Spaces

- A mini shopping complex comprising a souvenir shop, grocery outlets, ATM, post office, etc.
- Multi-level parking facilities for cars and other vehicles
- Waiting-cum-dormitory halls for drivers and security personnel
- Guard rooms with barrack facilities.

IMPORTANT POINTS TO BE CONSIDERED FOR THE ENTIRE LAYOUT AND CONSTRUCTION DESIGN FEATURES (BOTH INTERNAL AND EXTERNAL).

1. For the entire layout—both external and internal—it is recommended that adequate and well-planned provisions be incorporated for ducts, conduits, shafts, and service corridors to accommodate all categories of installations, including but not limited to heavy electrical cabling, air-conditioning lines, EPABX/telecommunication systems, LAN and data cabling, CCTV networks, internet and Wi-Fi infrastructure, fire safety systems, access control systems, public address systems, and other present and future technological requirements.

Such provisions should be designed in a manner that obviates the need for any subsequent civil interventions, including cutting or breaking of walls and floors. The service ducts and channels should ensure ease of post-installation maintenance and provide convenient accessibility to service personnel, without necessitating any structural disturbance. Further, these elements must be seamlessly integrated with the architectural



design so as to preserve the overall aesthetics and visual harmony of the building.

2. Provision for parking of four-wheelers and two-wheelers shall be made strictly in accordance with the applicable Building Bye-Laws, along with adequate space for outdoor sports facilities and landscaped green areas.
3. Adequate and well-distributed space for racks and storage facilities shall be provided across different sections of the campus.
4. **The Consultant may incorporate any additional facilities, as deemed appropriate and necessary, in furtherance of the overall design objectives.**
5. The principles of Green Building, Universal Accessibility, and an integrated Security Command system shall be duly incorporated into the overall design.
6. The areas indicated are provisional and may be suitably modified or adjusted in accordance with the final layout plan.
7. All structures shall be designed with appropriate foundation and construction standards to accommodate future vertical expansion.
8. All structures shall be equipped with suitable facilities to ensure accessibility and convenience for specially abled persons, including visually impaired individuals.



REQUIREMENT CHART

ANNEXURE- A					
DETAILED REQUIREMENT AREA STATEMENT FOR PROPOSED BIHAR JUDICIAL ACADEMY AT POTHABI, PUNPUN PATNA					
S.NO	DESCRIPTION	UNIT	INDICATIVE AREA (Sq.ft) / Unit	TOTAL	REMARKS
1	(A) ADMINISTRATIVE BLOCK				
1.1	Chamber Patron- in-chief	1	800	800	Toilet/Anteroom/ Confidential Room
1.2	Chamber Chairman	1	700	700	
1.3	Lounge for Hon'ble Judges	1	3000	3000	
1.4	Chamber Director	1	700	700	
1.5	Chamber Judicial Officers	20	500	10000	
1.6	Board Chamber/Conference Hall (50 Persons)	1	1750	1750	
1.7	Cafeteria	1	1500	1500	
1.8	Record Room	1	1500	1500	
1.9	Staff Common Room (40 P)	1	1000	1000	
1-10	Crèche (20 P)	1	1000	1000	
1.11	Server Room	1	400	400	
1.12	Office 20 Section	20	200	4000	
1.13	Store	1			To be suitably provisioned



ANNEXURE- A					
DETAILED REQUIREMENT AREA STATEMENT FOR PROPOSED BIHAR JUDICIAL ACADEMY AT POTHAKHI, PUNPUN PATNA					
S.NO	DESCRIPTION	UNIT	INDICATIVE AREA (Sq.ft) /Unit	TOTAL	REMARKS
2	(B) ACADEMIC BLOCK				
2.1	Class Room (50 Persons)	5	1000	5000	ALT. Seating with Round Table for G.D /PPT
2.2	Class Room (100 Persons)	5	2000	10,000	Do
2.3	Lecture Theatre (250 Persons)	3	5000	15000	Do
2.4	Visitor's Room/Lounge	1	1000	1000	With Washroom
2.5	VIPs Lounge	1	600	600	Do
2.6	Faculty Common Room	1	500	500	Do
2.7	Chambers for faculty members	8			To be suitably provisioned with sufficient space
2.8	Library with OPAC	1	5000	5000	Separate Reading Area
2.9	Server Room	1	400	400	Can be shifted to separate Hi Tech IT Building
2.10	Cyber law and digital evidence laboratory + Computer Lab for 100 Trainees	1	4000	4000	
2.11	FSL Training	1	1200	1200	
2.12	MOOT Courts	3	4500	4500	
2.13	Café	2	1500	3,000	
2.14	Conference Hall (50 Persons)	2		To be suitably modified	V.C Facility, each Seat with mike/ Display Screen
2.14	Store	1			To be suitably provisioned considering the establishments in the Academic Block



ANNEXURE- A					
DETAILED REQUIREMENT AREA STATEMENT FOR PROPOSED BIHAR JUDICIAL ACADEMY AT POTHABI, PUNPUN PATNA					
S.NO	DESCRIPTION	UNIT	INDICATIVE AREA (Sq.ft) /Unit	TOTAL	REMARKS
3	(C) AMENITIES				
3.1	Auditorium				
3.1.1	Auditorium for (1000 Persons) Lobby, Green Room, VIP lounge for 100 persons, Pre function space	1		To be suitably provisioned	100 VIPs Seat in front Rows having comfortable Sofa. With Cafeteria along with Kitchen to cook for and serve to 1000 participants and 100 Dignitaries separately during Tea Break.
3.1.2	Dining Capacity (250 persons Capacity)	4		To be suitably provisioned	all the four dining areas should be provisioned in such a manner so as to cater 1000 persons in hassle free manner.
3.1.2	Multipurpose Hall (750 Persons) Divisible in 3 Parts	1		15,000	With Toilet & Pantry The Multipurpose/ Multi-Utility Hall would be Convertible to accommodate 250 persons/500 Persons/750 Persons as per requirements.
3.1.3	Exhibition Hall	1	1,000	1,000	
3.2	Service Block / Laundry	1	6,000	6,000	Maintenance Office, ESS, DG, CONTROL ROOM



3.3	Security / Service Barrack				
3.3.1	Security Person (80 Persons) Male	1	(60 Sq. ft.)	To be suitably provisioned	With Two tier bunk bed + Suitable number of Washrooms.
3.3.2	Security Person (25 Persons) Female	1	(60 Sq. ft.t)		
3.3.3	House Keeping (100 Persons) Male		(60 Sq. ft.t)		
3.3.4	House Keeping (35 Persons) Female		(60 Sq. ft.t)		
3.3.5	Kitchen Cum Store with Dining (at least 250 Persons)	1			
3.4	Multi-Level Car Parking for 500 Cars	1		160000	EV Charging facility / Golf Cart parking
3.4.1	Dormitories for Driver, guards and other staff accompanying the dignitaries and trainees of capacity 250 persons.	1		To be suitably provisioned	The number of dormitories to accommodate 250 persons should be suitably provisioned. The Dormitory/dormitories must have suitable toilet and bath facility.
3.5	Health Centre				
3.5.1	Doctor's Chamber with Homeopathic /Ayurvedic (5 Persons)	1	200	1,000	Health Centre should be designed in such a manner, so that it must contain all health facilities equivalent to a Primary Health Centre, including X-ray facility. The number of rooms in the health centre should be accordingly provisioned.
3.5.2	Waiting Lounge (10 Persons)	1		300	
3.5.3	Ward Room (M/F)	2		800	
3.5.4	Medicine Distribution unit & Pharmacist	1		400	



3.5.5	Minor OT Cum Recovery Room	1		300	
3.5.6	Single Room with Toilet	5	(200 Sq. ft./unit)	1,000	
3.6.6	Physiotherapy Clinic	1	1000 Sq.ft.		Incorporating distinct sections for various types of physiotherapy.
3.6.7	Store Room	1			To be suitably provisioned

Indoor Sports Complex

3.6.	Yoga Hall	1			
3.6.1	3 badminton Courts	3		7000	
3.6.2	Table Tennis	2	1250	2500	
3.6.3	Carrom board /Card room	1	450	450	
3.6.4	Billiard Room	1	2500	2500	
3.6.5	Yoga Rooms (50 Persons)	2	3000	6000	For Male and Female.
3.6.6	Swimming Pool / (25 m x12.5 m) with kids pool	1	8000	8000	All weather Temperature-controlled, covered and must have separate pre-swim shower facility portions, Changing Rooms for male & female.
3.6.7	Gymnasium		800	800	
3.6.8	Club/ Canteen			4000	



3.6.9	Store Room				To be suitably provisioned
3.6.9	Amphitheatre	1		To be suitably modified	
3.6.10	Basket Ball Courts	2			
3.6.11	Running Track with field for outdoor sports like Cricket, Football, Lawn Tennis etc.	1			Synthetic track should be provided
3.6.12	Walking with Cycling track around the Campus Area	1			

133
Kam



ANNEXURE- A					
DETAILED REQUIREMENT AREA STATEMENT FOR PROPOSED BIHAR JUDICIAL ACADEMY AT POTHARI, PUNPUN PATNA					
S.NO	DESCRIPTION	UNIT	INDICATIVE AREA (Sq.ft) /Unit	TOTAL	REMARKS
4	(D) RESIDENTIAL				
4.1	Bungalow for Director	1	Area to be suitably modified	Area to be suitably modified	The Residential area should have open area/lawn for recreational activities of the officers. The Residential area should have open area/lawn for recreational activities of the officers of Directorate.
4.2	Separate Bungalows for Senior Judicial Officers	12	2500+	30000	
4.3	Quarters for other Judicial Officers	24	Area to be suitably modified	Area to be suitably modified	
4.4	Type C (60 P)	60	(920 Sq. ft. / unit)	55200	with transit house, community centre, Gymnasium
4.5	Type A (75 P)	75	(618 Sq. ft. / unit)	46350	
4.6	Hostel Accommodation with mess (Single Occupancy) 200 P	5	56000 Sq. ft.t	2,80,000	
4.6.1	Trainee's Room in Each Hostel	200	Minimum (250 Sq. ft./unit)	50,000	**With Toilet (Dry, Semi Wet and Wet Area) & Balcony/Queen size bed **All blocks should have crèche/Gymnasium/Visitor's Room/Reception/Office Room/Store Room for House keeping/Warden Chamber/Mess Facility separately.



					(Separate for Veg & Non-Veg)
4.6.2	Central Store Hall for Hostels Facilities	1			To be suitably provisioned keeping in view the number of hostel blocks and rooms therein
4.6.3	Mess Facilities	1	(4000 Sq. ft./block)	4,000	With Centralized Modular Kitchen (Separate for Veg & Non-Veg)
4.6.4	Common Room Cum Recreation Centre	1	(2000 Sq. ft./block)	2,000	
4.7	Crèche (20 Persons) for Child in Hostels	1	1000	1000	
4.8	Guest House Suites				
4.9	2 Presidential Suites and 48 VVIP & VIP Guest suites	50	Area to be suitably provisioned	Area to be suitably provisioned	
4.9.1	Waiting Lounge, living Area & Pre function Area	1	1500	1500	
4.9.2	Kitchen Cum Store with Dining	1	800	800	Sufficient to accommodate 100 persons

★★★

Mukesh Kumar
By Director
04.05.24

Palani Govind
A.O. 04/05/24

04/05/24
(CA, AED)

B33
(Bharat Bhushan Sharma)
Director

04/05/2026
(Suresh Chandra Sharma)
Director (Administration)
Nishu Kant Thakur
(NISHU KANT THAKUR)
Addl. Director

ANNEXURE- B

Draft Agreement

AGREEMENT BETWEEN BUILDING CONSTRUCTION DEPARTMENT, GOVT. OF BIHAR

AND

This deed of Agreement made onbetween Building
ConstructionDepartment, Bihar (hereinafter called Client/ employer) and **M/s** -----

carrying on business as CONSULTING ARCHITECTS AND ENGINEERS under and style
(hereinafter called Consultant-Architect) of the second part which expression shall, unless
repugnant to the context of meaning thereof include the PARTNERS of the said firm for the time
being, the Survivor of them and their respective Heirs, executors, administrators and assigns of the
other part.

WHEREAS THE CLIENT/ EMPLOYER intends to construct -----

(hereinafter called the "SAID WORK").

AND WHEREAS THE ARCHITECTS have agreed to design & render Consultancy for the
SAID WORK under design and build mode/E.P.C on the terms and conditions hereinafter
agree as follows:

I. FEES AND REIMBURSEMENT:

The EMPLOYER AGREES TO PAY to the CONSULTING ARCHITECTS as remuneration for the professional services to be rendered by the ARCHITECTS in relation to the SAID WORKS and in particular for the services hereinafter mentioned, fees as stipulated in Article 4.0 here of the same Fees being hereinafter called the FEES.

2. SCOPE OF WORKS:

- 2.1 Site Evaluation and analysis.
- 2.2 Soil test and site survey report to prepare the D.B.R. (design basis report)
- 2.3 Architectural work and site development
- 2.4 Structural configuration and Design Basis Report
- 2.5 Sanitary, plumbing, drainage, water supply and sewerage work
- 2.6 Electrical work showing all points and specifications
- 2.7 Firefighting system / HVAC / specialized services as per requirement
- 2.8 Landscape work including design of open spaces, horticulture etc.
- 2.9 Interiors and any other related works specifically entrusted to the Architects by employer
- 2.10 Supervision of work till its completion.
- 2.11 Coordination with the agency and the project management team to ensure the quality assurance and timely completion of the project.

3. SCHEDULE OF SERVICES

A. Preparation of layout plan and concept plans

3.1

- a) Take Clients instructions regarding requirements of project as a whole, and prepare Pre-design report.
- b) Prepare layout plan, conceptual plans with reference to requirements given and prepare approximate estimate of cost by area basis with respect to the schedule of rates as per CPWD.
- c) Collect basic site information and soil condition and furnish report with (b) above.

- 3.2 Modify conceptual plans specifications incorporating required suggestions/changes and prepare preliminary drawings and designs for Clients approval along with revised preliminary estimate of cost.
- 3.3 Advise on formalities for statutory approvals to ensure that the drawings and specifications are in compliance with codes, standards, legislations and bye-laws as applicable.

3.4 **Tender drawings stage :**

- 3.4.1 Prepare basic tender drawings and detailed specifications for all aspects of work referred under the clause '**Scope of Work**' including architectural , basic structural framing , plumbing, sanitary, electrical communication system etc. sufficient for preparation of tender documents
- 3.4.2 Prepare basic drawings for external services, site development, roads, pathways, compound wall and landscape works.
- 3.4.3 The consultant-architect will help the client in finalizing the agency for construction as per '**Design and build/E.P.C**' contract.

3.5 **Working drawings stage :**

The consultant will examine the under mentioned set of vetted working drawings as submitted by the construction agency to ensure that the scheme is generally as per the approved conceptual plans and to help the client issue,

- a) Detailed working drawings for all aspects of Architectural works.
- b) Detailed working drawings for all aspects of Structural works
- c) Detailed working drawings for all aspects of Sanitary, Drainage and Water Supply works.
- d) Detailed working drawings for all aspects of Electrical works.
- e) Detailed working drawings for ventilation / air-conditioning,(as required)
- f) Detailed working drawing for Landscape work, Interiors, boundary wall, internal roads, Site Development etc.
- g) All specific working details, specification etc. as required by the client during construction.

Note: the vetted drawings will be supplied by the construction agency (selected by the separate tender process

Construction stage

- 3.5 Visit the site of work at intervals mutually agreed upon (minimum once a month) to inspect the construction works and where necessary to clarify any doubts or interpretation of drawing / specifications, attend conferences and meetings to ensure that the project proceeds generally in accordance with the conditions of contract. The Consulting Architect will record his observations about the work in a register maintained at the site and render advice on actions if required. The consulting architect shall have local presence in the form of local office at Patna or have resident architect, Structural Engineer for required coordination. Consultant architect will examine periodic progress report as well as completion reports and As-built drawings of the project as required and with the assistance of Employer's Engineers.

4. **PROFESSIONAL FEES PAYABLE**

- 4.1 A) The total Fee payable for all services mentioned in items '**SCOPE OF WORK**' shall be
 -Rs. _____/- (Rupees _____) (+G.S.T. as applicable) will be paid extra.
- B) The fee payable for consultant supervision as per para-3.6 is included in 'A' above.
- 4.2 Traveling expenses to the site including lodging / food etc. by the principal consultant/ sub consultants shall be included in 4.1 above
- 4.3 All drawings and documents will be submitted in 6 (six) sets, the cost of which is included in the above mentioned fees as per para 4.1. Additional copies would be supplied on actual cost.
- 4.4 Any delay in agreed deliverable time schedule will invite penalty @1% per week subject to maximum 10% of the total fee as per para 4.1 . Failure of timeline at any two levels will lead to disqualification of consultant and termination of agreement.
- 4.5 Within 20% of enhancement in original approved project cost, no extra fee will be paid. In case of enhancement of more than 20%, the escalated BOQ amount will be discounted as per agreed time line @ 8% per annum for fee payable.

5. MODE OF PAYMENT

Fees due, percentage of fees in Para 4.1

Sl. no	Items	Fees Payable
5.1	On completion of services mentioned in item 3.1 (Sketch Stage)	Upto 10% (Ten percent) of total payable
5.2	On completion of Services mentioned in item 3.2 (Final preliminary Drawings)	Upto 20% (Twenty percent) of total Fees payable less paid.
5.3	On completion of service mentioned item 3.4 (Statutory Drawings stage) and after Client's approval	Upto 50% (Fifty percent) of total Fees payable less paid
5.4	On completion of services mentioned in item 3.5 (working drawings stage)	Upto 70 % (Seventy percent) of Fees payable less paid.
5.5	Services marked in item no 3.6	Upto 80 % (Eighty percent) of Fees payable less paid.

- 5.6 Balance 20% would be released after 3 months of virtual fg 20%
completion & submission of 'as built' drawings and its verification
Total: 100%

6. PROGRESSIVE PAYMENTS TO THE CONSULTANT - ARCHITECTS

6.2 Progressive payments may be made to the Consulting Architects in any of the above stages based on the quantum of work done in that stage as may be mutually agreed to by the parties

7. CLIENT'S RESPONSIBILITIES:

The following shall be the responsibilities of the client:

- 7.1 To provide detailed requirements of the project.
- 7.2 To facilitate Furnishing of reports on soil conditions and soil test as required by the Consulting Architects; to be conducted by consultant on behalf of the client.
- 7.3 To pay the fees of the Consulting Architects within four weeks of submission of bills, subject to clearance of bills as per agreement. (In case of non-payment/ delay/ rejection, the same to be conveyed to the consultant in time)

8. TIME SCHEDULE

The time schedule shall be as follows unless otherwise specifically instructed by the client. The consultant will provide comprehensive work programme bar chart of their services within ten days of the agreement.

Sl. No.	Item	Duration
8.1	Preparation of pre-design report as per item 3.1	2 weeks after agreement/ issue of work order, whichever is earlier
8.2	Preparation of revised concept plan as per item 3.2	4 weeks after agreement/ issue of work order, whichever is earlier
8.3	Services mentioned in the item no. 3.4	8 weeks after agreement/ issue of work order, whichever is earlier
8.4	Services mentioned in the item no. 3.5	One week after the receipt of vetted drawings from the construction agency,
8.5	Services mentioned in the item no. 3.6	As per the work schedule of the construction agency

9. CONSTITUTION OF BUILDING SUB-COMMITTEE:

9.1 Project Sub-Committee consisting of Representatives of client and Consultant-Architects may, if necessary, be constituted for co-ordination.

9.2 The Consulting Architects would be required to participate in the meetings as necessary at Patna during at important construction stage.

10. EXECUTION OF THE ASSIGNMENT:

10.1 All the stages of work shall be completed by the consultant – Architects and the necessary approval given by the clients according to the time schedule mutually agreed upon.

10.2 In the event of Consulting Architect's firm closing its business, the clients shall have the power to employ any other agency to complete the work and all due payments shall be forfeited with penalty of blacklisting of the consultant.

10.3 In the event of reduction of the scope of construction after approval of the work done by the Architects at any stage mentioned in clause 5 above, the Architects shall be entitled to the appropriate percentage due up to the relevant stage on the

value of the portion of the work that is abandoned in addition to the percentage due on actual cost of work completed.

10.4 TERMINATION :

10.4.1 Termination for defaults

10.4.1.1 The client may without prejudice to any other remedy for breach of agreement, by written notice of default sent to the consultants, terminate the agreement in whole or in part:

a) If the consultant fails to deliver any or all of the services within the time period(s) specified in the agreement or any extension thereof granted by the client in writing.

b) If the consultant fails to perform any other obligations under the agreement,

Or

c) If the consultant fails in either of the above circumstances, do not cure its failure within a period of thirty (30) days after receipt of the default notice from the client or any such extensions allowed from time to time, under the circumstances that appear reasonable until a conclusion is arrived at that the consultant has abandoned the project which connotation shall be construed mean as defined under the prevalent contract laws.

d) If the consultant refuses to accept and perform the assignment given by the client.

e) In the event of the failure on the part of the consultant to complete his work or the clients to give their approval and / or make payments within the time specified in the time schedule or in the event of either of the parties committing a breach of any one or more of the terms and conditions of the agreements, the aggrieved party shall be entitled to rescind this agreement without prejudice to its rights to claim damages or remedies under the law. The period of notice to be given to rescind the contract will be 30 days. No payment to the consultant would be done except those which have already been made or which may become payable against the bills of works already submitted as on the date of notice.

10.4.1.2 In the event, the consultant architect terminate the agreement in whole or in part, client may get the services done, upon such terms and in such manner as it deems appropriate, similar to those not rendered, with all payments due to

the consultant up to that stage shall be liable to be forfeited and the client shall be at liberty to claim excess cost of such services, cost escalation and any other resulting damages by means of appropriate civil actions. However, the consultant shall continue to perform as per agreement, if not terminated.

10.4.2 Termination for insolvency :

The client may at any time also terminate the agreement by giving written notice to the consultant without compensation to the consultant, if the consultant becomes bankrupt or otherwise insolvent, provided that such termination will not prejudice or affect any right of action or remedy which has accrued or will accrue thereafter to the client.

- 10.5 The Consulting – Architects shall examine drawings, designs and detailed specifications to help prepare rates on basis on schedule of rates of the C.P.W.D. SOR . In the absence of rate in the aforesaid schedule of rates, the same shall be referred to CPWD, SOR (DSR) or arrived at by actual analysis.
- 10.6. The Consulting – Architects shall assume full responsibility for the design and specifications for items described in the scope of work. The clients will have full access to the details of the calculations and the designs for purpose of scrutiny for satisfying themselves as to their correctness.
- 10.7 The Consulting – Architects shall supply to the client six sets of final drawings at stage 3.2 of the agreement, six sets of all drawings, specifications and other particulars in stages thereafter. Any additional sets required by the client shall be paid for on actual cost basis.
- 10.8 The Consulting – Architects shall not make any deviation, alteration or omission from the approved drawings, involving financial implication without prior consent of client.
- 10.9 The Consulting – Architects shall make necessary revisions as may be required by client in the drawings and other documents submitted by him at the draft stage. Any subsequent revisions in the drawings and other documents once approved required to be made by client shall also be made available free of cost by the Architect.
- 10.10 The consulting architects shall ensure that no change shall be made in approved drawings and specifications at site without the consent of the client.
- 10.11 The client shall have the liberty to postpone or not to execute any work and the consulting architect shall not be entitled to any compensation for non-execution of the work except the fees which are payable to the Architect up to the stage of services already submitted.

- 10.12 The agreement shall be governed by the Indian laws in force from time to time and the courts at Patna shall alone have exclusive jurisdiction to entertain and try any or all matters arising out of this agreement.
- 10.13 Any disputes or differences in connection with the agreement shall be, to the extent possible, settled amicably between the parties. If it cannot be reached then, all disputed issues shall be settled by arbitration as proposed hereafter, subject to termination clause mentioned in this agreement.
- 10.14 The consulting architect shall submit all the works as per para 2 in soft copy in 'pdf' as well as in 'dwg' format drawing and the same shall be the proprietary right of the clients.

11. **ARBITRATION :**

- 11.1 Any Dispute which is not resolved amicably by conciliation, as provided, shall be decided by reference to arbitration. Any dispute between the parties as to matters arising pursuant to this contract which cannot be settled amicably within thirty (30) days after receipt by one party of the other party's request for amicable settlement will be settled by the reference to the Bihar Arbitration Tribunal constituted by the Bihar Arbitration Tribunal Act, 2008 at the instance of either parties.
- 11.2 Any Award made by the Bihar Arbitration Tribunal shall be final and binding on the Parties as from the date it is made, and both the parties to this agreement agree and undertake to carry out such Award without delay subject to the further provisions of Bihar Arbitration Tribunal Act, 2008.
- 11.3 The Consultant and the Government agree that an Award may be enforced against the Consultant and/or the Government, as the case may be, and their respective assets wherever situated.

This Agreement and the rights and obligations of the Parties shall remain in full force and effect, pending the Award in any arbitration proceedings here under

Witness

Parties

1. _____

1. _____

()

()

(First Party)

2. _____

2. _____

()

()

(Second Party)

(Authorized Signatory)

ANNEXURE- C

FINANCIAL PROPOSAL

Ref. Date:

To,

Chief Architect,

Building Construction Department,

Vishweshwaraiah Bhawan

Bailey Road,

Patna - 800 015 (India)

Sub: **Financial proposal for consultancy services.**

Dear Sir,

We are willing to undertake and complete the assignments as per revised terms and conditions of our empanelment with your department as requested with details as follows.

Name of Project: - _____

Type of services: *please tick as applicable.*

Comprehensive consultancy services: ☒

Part consultancy services : ☐

Our offer is exclusive of GST as per GOI norms but inclusive of all other taxes, incidentals, overheads, traveling expenses, printing and binding of reports, all sundries, all other expenditure for execution of this assignment covering all 'Terms and conditions' (as per type of services) is Rs _____ (i.e., _____ in _____ words _____). We also agree with the stage-wise and percentage-wise payments as detailed in draft agreement. This offer is valid for a period of 90days from the date of opening of the bid. We also undertake that our firm is not under debar from any institution.

Yours Sincerely

Signature (Authorized Signatory)

Name:

Address:

For and on behalf of

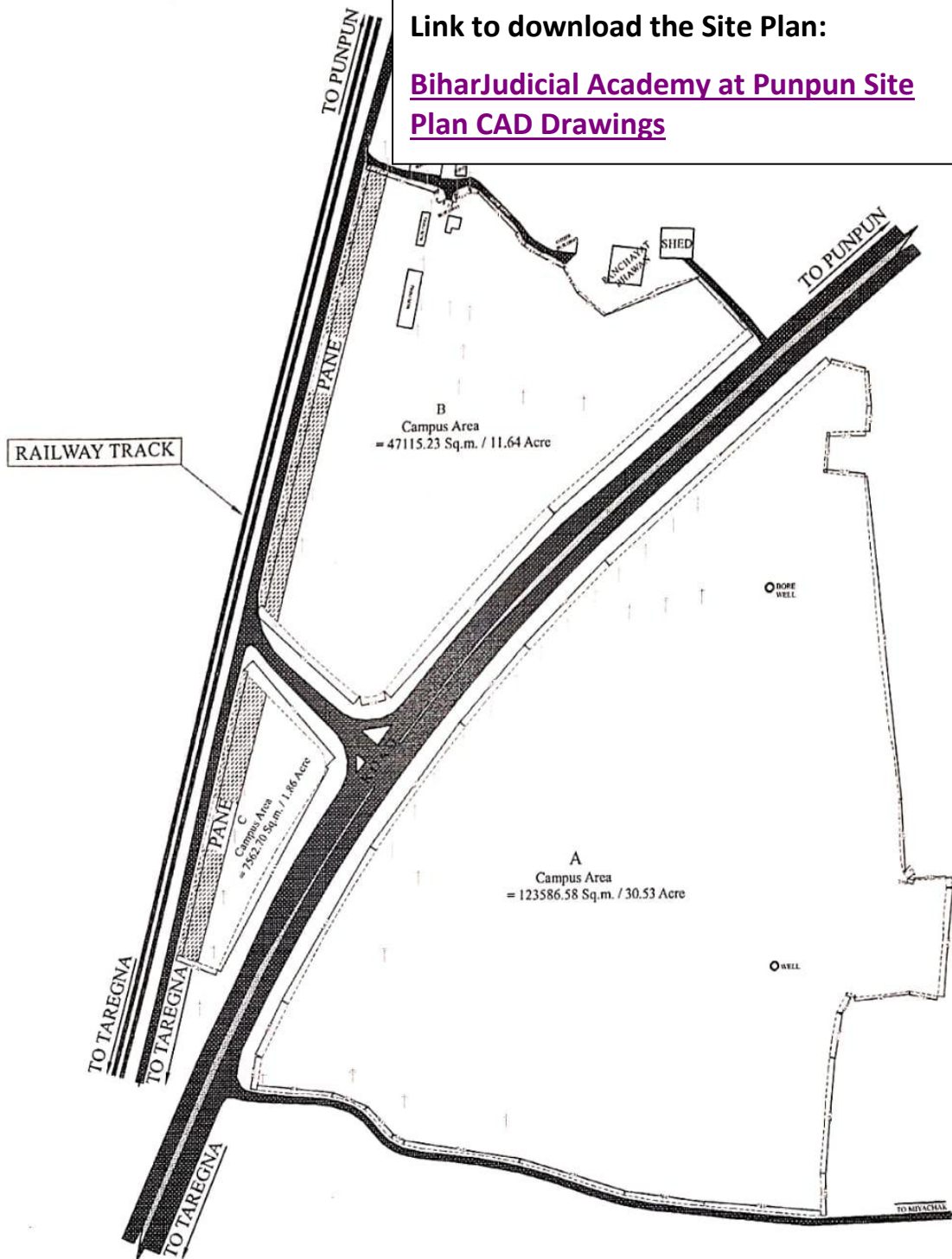
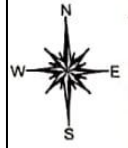
ANNEXURE- D

Location: 25°26'11.3"N 85°04'53.1"E

Bihaar Judicial Academy, Punpun, Patna

Link to download the Site Plan:

BiharJudicial Academy at Punpun Site Plan CAD Drawings



LEGEND:-			Client :- B.C.D. Patna City Division		DEVELOPED BY:-	
S.NO.	DESCRIPTION	SYMBOL	Title :-			
1	Boundary line	-----	TOPOGRAPHICAL SURVEY DRAWING OF PROPOSED			
2	Road	=====	JUCIAL ACADEMY AT - PONPUN, PATNA (BIHAR)			
3	Building		Note:- 1) NORTH IS TAKEN AS MAGNETIC NORTH.			
4	Fence	=====	2) All Dimension are in Meter			
5	No Boundary line	-----	Total Campus Survey Area			
6	Bore Well / Well	o	A+B+C			
7	Electric pole	o	= 178261.51 Sq.m / 44.05 Acre			
8	Divides	=====	North- Survey By- Arbind			
9	Railway Track	=====	Scale - 2:500 (A3) Developed By- Anshu maan			
			Date:-01/12/2025 Checked By- Er Vinay			

SHUBHAM
CONSULTANTS
 310, Ambition Sapphire
 Bailey Road Khajpura Patna-14
 e-mail:-vinay2k8@yahoo.com
 Ph. No- 0612-2952455,9431422455

ANNEXURE- E

Standard operating procedure (SOP) for obtaining consultancy services for projects under EPC mode, building construction deptt, Patna.

As more than one architectural consultants and their sub consultant are involved in consultancy services for projects under EPC mode, a standard operating procedure (SOP) is required for smooth and seamless functioning of all parties involved with the scope of work of respective consultants.

To successfully complete the project under EPC/ design and build contract, Building Construction Dept., Patna has formulated the standard operating procedure involving parties as mentioned herein after. Primary consultants and their sub-consultants as hired by the deptt.(BCD) shall be referred as Primary consultant (PC) whereas the consultant and their sub-consultants as hired by the construction agency for further elaboration & other required activities shall be referred as Agency's consultant (AC).

General notes:-

1. As per agreement, the Primary consultant shall duly recommend to BCD, all submittals done by the Agency's consultant. All submittals shall be, checked, signed and stamped by the Primary consultant before submissions to the deptt.(BCD)
2. In case the Agency's consultant wishes to suggest changes related to the project, the same shall be brought to the notice of concerned EE, before submitting statutory approval drawings. The primary consultant shall recommend all such changes suggested by the Agency's consultant only if the changes are justifiable. Agency's consultants shall be liable to incorporate all such suggestions in their proposals.
3. For those projects/ proposals where the planning is done 'in-house', the Agency's consultant shall be fully responsible for submissions of all documents and drawings based on primary conceptual plan of the deptt. as submitted for tender & selection of the Agency.
4. For all submittals to BCD, the Agency's consultant shall submit the drawings/details to the Primary consultant for vetting & recommendation. Changes/ corrections if any to be sought by the Primary consultant the same shall be incorporated by the Agency's consultant and then be resubmitted for approval. It is the responsibility of the Agency's consultant to make sure the corrections are complete in all manners before the drawings are submitted for recommendation to the primary consultants and subsequently to BCD for approval.
5. At every stage the primary consultant has to keep the BCD informed about the progress in terms of the submittals.
6. Submissions of drawings via email may be permitted for obtaining recommendation only. However, All submission for approval from BCD shall be submitted in hard copy in

suitable sheets sizes with sheet formatting duly signed and stamped by Primary consultant and Agency's consultant.

7. All submittals from agency shall be checked by primary consultant and then same shall be communicated back within 3 days for any correction in tabulated form together with drawings whereas the corrected drawing submitted along with compliance table as submitted by agency shall be checked and returned back within 07 days to agency.

8. There shall not be any 'conflict of interest' between the consultants.

9. Agency shall submit a schedule/timeline of pre-construction activities to Executive Engineer.

10. Any delay in submittals as set forth shall not make the agency entitled to seek any relief in respect of building completion.

11. Any Error /discrepancy /defect shall be brought into notice to all the parties immediately.

For a smooth functioning and in the best Interest of the project, a standard timeline mentioned under to be followed by Primary consultant and Agency's consultant.

Sl. No	Items	Action	Timeline
1.	Submission of pre-design report(wherever required)	Primary consultant	2 weeks after the work order is issued.
2.	Submission of conceptual plan	Primary consultant	4 weeks after the work Order is issued.
3.	Preparation of DBR (design basis report) based on the conceptual plan approval/ tender drawings.	Primary consultant /BCD*	8 weeks after work order.
4.	Submission of revised conceptual with Modifications (if required) after survey and site investigation.	Agency's consultant	2 weeks after work order to Agency from EE.
5.	Submittals for Statutory Approval including vetting of all the necessary drawings for AAI & fire NOC /municipal drawings.	Agency's consultant	6 weeks after work order from EE to the executing Agency. In case requirement of environmental clearance BCD shall accord conditional municipal approval.
6.	Submission of GFC Drawings (structural, architectural, plumbing, electrical, drainage, water supply, etc)	Agency's consultant	12 Weeks after the work order

7.	Submission of periodic progress report (weekly/ monthly)	Agency's consultant	As per the agreement
8.	Submission of Snag list	Primary consultant	Before handing over
9.	Corrections as per snag list	Agency's consultant	-do-
10.	Submission of As-Built drawing in hard copy And editable soft copy	Agency's consultant	After completion of the building, duly signed by Exec. Eng.

- For projects done "in house" BCD will furnish item 2 and item 4

SD/-
Rajeev Kumar
(EE. Const. Div.- 03, BCD)

SD/-
Ram Babu Prasad
(EE. Const. Div.- 02, BCD)

SD/-
Pawan Kumar
(EE. Const. Div.- 01, BCD)

SD/-
Anil Kumar
(Chief Architect, BCD)

विश्वासभाजन

ह0/-
(अनिल कुमार)
मुख्य वास्तुविद्।

ज्ञापांक- मु० १७४७- ११०-०५/२०१५ (सं० १६१२४) पटना, दिनांक ०१ जनवरी, २०२१
प्रतिलिपि:- कार्यपालक अभियंता, संरचना प्रमण्डल सं०-०१, संरचना प्रमण्डल-०२, संरचना प्रमण्डल सं०-०३, बिहार, पटना को सूचनार्थ एवम् आवश्यक कार्रवाई हेतु प्रेषित।


०१.०१.२०२१
(अनिल कुमार)
मुख्य वास्तुविद्।