



# NATIONAL LAW SCHOOL OF INDIA UNIVERSITY

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Date: 13.06.2023

## REQUEST FOR PROPOSAL

The National Law School of India, Bangalore ("NLSIU") is a University established under the National Law School of India Act, 1986, imparting legal education. Email quotations for **"Designing Residential Housing on University Land"** are hereby invited from eligible Landscape Architects by the undersigned, subject to the terms and conditions enumerated hereunder.

<b>Description of Work</b>	<b>"Designing Residential Housing on University Land"</b>
<b>Date of Issue of Quotation</b>	13.06.2023
<b>Last Date for Submission</b>	Up to 5.00 PM on 21.06.2023

### **Terms and Conditions:**

1. A concept note on the **"Designing Residential Housing on University Land"** is mentioned in Annexure 1.
2. Interested Bidders must make a visit to the site and take a detailed survey of the requirements mentioned in Annexure 1 before submitting the Design Intent and financial proposal. All queries and clarifications can be mailed to [procurement@nls.ac.in](mailto:procurement@nls.ac.in).
3. The Design Intent submitted by the Bidders shall cover appreciation of the project brief, conceptual orientations and design philosophy including some typical conditions and ballpark cost estimates for project execution. Bidders may creatively represent their design using sketches, drawings, perspective views etc., as they best think required to express their design philosophy and ideas. Submission of a presentation deck and report encapsulating the design intent (not exceeding 1000 words) is required.
4. Design Intent by eligible Bidders will be assessed by a Jury constituted by NLSIU. As part of the assessment process, Bidders may also be called in for making presentation to the Jury. Proposals made by Bidders will be judged and marks allotted by the Jury based on laid down criteria.
5. All documents comprising the Design Proposal should be duly attested, and hard copies of the Design Proposal are to be submitted. All bid documents have to be initialed and submitted in hard copy/ soft copy to The Finance Officer, NLSIU Bangalore Karnataka and have to be submitted before 17.00 hours on:21.6.2023.
6. The Financial Bid quoted shall be firm and fixed till completion of the entire work & shall not attract any escalation under any circumstances whatsoever.

7. The architect fee will be paid 3% of the project value.
8. The University shall not bind itself to accept the lowest quoted financial bid. The University shall accept the quotation that is in best interests of the University, as determined by the University authorities. The University reserves the right to not accept any of the Quotations submitted during this process.
9. The University shall issue a work order ("Work Order") to the successful Bidder ("Selected Bidder"). The Work Order shall consist of terms and conditions for the work to be carried out and shall be binding on the Selected Bidder.
- ~~10. Acceptance of the Work Order by the Selected Bidder shall form a binding contract with the University.~~
11. Selected Bidder shall comply with applicable provisions of all acts, statutes, rules and regulations of Central and State Governments, as the case may be.

*for Shailam*  
*13/6*  
Registrar(I/C)

## A Concept Note

The National Law School of India University (NLSIU) is the premier Law school in India. NLSIU's 23-acre campus at Nagarabhavi, Bangalore is housed in the Bangalore University Campus. The NLSIU advances shift in the field of legal education, by enhancing the standards of curricular and social experiences within the campus, enabling digitization of academic and research resources and setting up research centres for a more inclusive, progressive and innovative approach to legal education.

To meet its current expansion need, NLSIU has wanted to develop faculty staff housing outside the campus. University owns two parcels of land which currently house HIG and MIG flats built several years ago. University plans to demolish these old structures and re-use the land to build modern faculty housing.

The details and addresses of these land parcels are:

Location	Google Map	SIZE	AREA
RMV II Stage Plot 336, 337	<a href="https://maps.app.goo.gl/ASpgMdg9MHYbMYV3A">https://maps.app.goo.gl/ASpgMdg9MHYbMYV3A</a>	37 m x 19 m	714 sqm
Nandini Layout SFHS MR 47, 48, 49	<a href="https://goo.gl/maps/NLE2P4qRiAoJEwuL7">https://goo.gl/maps/NLE2P4qRiAoJEwuL7</a>	44 m x 7.35 m	322 sqm

The university prides itself on having exceptional legal and social faculty members, many of whom hold or are pursuing PhD degrees. These faculty members engage in extensive research and research projects.

The new development will be a living community where the university academics, professionals, researchers interact freely in a relaxed and collaborative atmosphere, promoting cross-cultural exchange and social networking.

Overall, the critical design requirements will be (but not limited to):

**Planning:** The design should demonstrate a thorough understanding and interpretation of the project's context and requirements. It should prioritize maximum efficiency while considering future expansion, building bylaws, and other regulations. Given the available size, the development is expected to predominantly consist of mid to high-rise buildings.

Efficient segregation of vehicular and pedestrian access, as well as easy access to parking, should be ensured. To address privacy concerns, the ground floor can be utilized for common areas and facilities.

- **Contemporary and functional:** The objective is to develop contemporary and efficient housing that embodies elegance and reflects the Indian context, while also ensuring comfort and cost-effectiveness.
- **Units:** Planning of the units should respond to the wind and sun directions on the site ensuring optimum cross ventilation and benefits of sun movement in every apartment unit.

The residents should be able to maintain the privacy as well as enjoy the external views. Balconies & decks if any, may open towards areas of potential green space.

To cater to the diverse housing needs of the residents, including singles, couples, and families, the units can be efficiently designed combinations of one, two, or three bedrooms. Any entry for the unit should be avoided from the south direction.

Location	Preferred Units
RMV II Stage Plot 336, 337	Combination of 2 BHK + 3 BHK
Nandini Layout SFHS MR 47, 48, 49	Combination of 1 BHK + 2BHK

- **Common Facilities:** Basic amenities like community club with indoor games, gym, lounge, creche, cafeteria, multipurpose hall for any common classes or events can be considered.
- **Playground:** Based on the availability of land, sand pit for toddlers, children area with swings and slides and play courts can be considered.
- **Car parking:** Organized parking allocation for vehicles, in compliance with the bye laws, is required. It is important to explore various options such as stilt parking with a podium, basement parking, and surface parking, while considering efficiency and construction costs.
- **Universal access:** The development should allow for ease of circulation and universal access to people of different abilities.