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KERALA STATE CO-OPERATIVE CONSUMERS' FEDERATION LTD. 4328

CONSUMERFED

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QUOTATION NOTICE

CFED/SPD/ PKD / 7753/2026-27/01 **28.09.2026**

Name of Work : Architectural Design, Structural Design, Preparation of Detailed Estimate, BOQ, Tender Documents and Assistance for Statutory Approvals for Construction of a Commercial Building at Yakkara, Palakkad

Sealed competitive quotations are invited from reputed and experienced Architects / Architectural and Engineering Consultancy Firms for provide comprehensive architectural design, planning, structural design, and estimation services for the construction of a commercial building at the Consumerfed Site, Yakkara, Palakkad.

1. PROJECT PARTICULARS

The proposed project is envisaged as a **four-story commercial building** having an approximate total built-up area of **20,000 sq.ft.** The building is primarily intended to accommodate a **Triveni Supermarket, Neethi Medical Store, warehouse**, and other compatible commercial activities, along with all necessary building services and facilities.

- **Location:** Consumerfed Site, Yakkara, Palakkad
- **Type of Building:** Commercial Building
- **Number of Floors:** 4 Floors
- **Approximate Total Built-up Area:** 20,000 sq.ft.
- **No. of Lifts:** 2 Nos.
- **Staircase Required:** Properly designed staircase(s) with required width
- **Fire & Life Safety:** Full compliance provisions as per NBC/Fire authority standards
- **Parking:** Adequate parking provisions for customers, staff, and loading/unloading logistics
- **Main Commercial Use:** Provision for Triveni Supermarket, Neethi Medical Store, and a Warehouse

2. BROAD SCOPE OF CONSULTANCY SERVICES

The selected Consultant shall provide comprehensive professional services covering the following:

A) **Site Study & Planning:** Detailed physical inspection, boundary verification, site level survey, traffic movement analysis, and parking mapping.

B) **Architectural Design:**

The Consultant shall prepare a complete architectural design for the proposed four-story commercial building.

The design shall include:

- Conceptual planning
- Master/site plan
- Floor plans
- Elevations
- Sections
- Detailed room/space requirements
- Area statement
- Door and window schedules
- Staircase details
- Lift locations and lift lobby planning
- Toilet facilities
- Service areas
- Parking layout
- Landscaping and external development
- Signage provisions
- Commercial frontage and elevation treatment

The architectural planning shall specifically provide suitable and functional space for a Triveni Supermarket, including sales/display areas, billing counters, storage/back-office facilities, service areas, staff facilities, and other requirements as finalized by Consumerfed.

C) **Lift & Staircase Infrastructure:** Provision for 2 lifts (shafts, lobbies, equipment arrangements) and accessible staircase structures with disable-friendly access features (ramps and accessible toilets).

D) **Structural Design:** Complete analysis, foundation design based on soil reports, structural framing plans, and reinforcement drawings compliant with the latest IS Codes and National Building Code (NBC).

E) **Fire Fighting & Building Services:** Design of fire safety layouts for local authority NOC, along with complete integration plans for electrical rooms, HVAC, plumbing, drainage, CCTV, and communication networks.

F) **External Development:** Parking layouts, dedicated loading/unloading zones for supermarket logistics, internal roads, paving, and compound wall/gate design.

G) **Statutory Approvals:** Complete documentation and administrative coordination to secure building permits and NOCs from local bodies, the Fire & Rescue Department, the Pollution Control Board, and utility providers.

H) **Detailed Estimate, BOQ & Tendering:** Preparation of detailed itemized cost estimates based on the latest applicable PWD/DSR/PRICE Schedule of Rates, Bill of Quantities (BOQ), technical specifications, and absolute technical tender documents.

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3. DELIVERABLES

The Consultant shall submit all final outputs in both **hard copy** and editable **digital format**:

- Architectural, structural, and service coordination plans in PDF and editable CAD (drawing) formats.
- Structural design calculation reports.
- Itemized cost estimates, abstract estimates, BOQ, and technical specification files.

4. SITE VISIT

Interested Consultants are advised to inspect the site at Yakkara, Palakkad, before submitting their proposals and to satisfy themselves regarding site conditions, access, surrounding developments, utilities, and other relevant matters.

5. ELIGIBILITY CRITERIA

The Consultant/Firm shall possess:

- Valid registration/license from the Council of Architecture / relevant statutory bodies, as applicable.
- Qualified Architect(s) registered with the Council of Architecture (CoA).
- Qualified Civil/Structural Engineer(s).
- Adequate key technical and support staff.
- Proven experience in the design of commercial/institutional buildings.
- Proven experience in the preparation of detailed estimates (as per DSR/KPWD standards) and tender documents.
- Experience in obtaining necessary statutory approvals and clearances from local bodies and statutory authorities.
- Adequate prior experience in handling projects of similar nature, scope, and magnitude.

6. FINANCIAL QUOTE FORMAT

The Consultant must submit their financial quote structured in the following format:

Sl. No.	Description of Service	Fee Type	Offered Rate / Amount
1	Comprehensive Architectural Design, Master Planning, Floor Layouts, Elevations, and Sections for the 20,000 sq.ft. Commercial Building.	~~Lump-Sum Fee OR~~ Percentage (%) of Plan &Design	..... (In Figures) ..... (In Words)
2	Comprehensive Structural Design, Detailed Estimate, BOQ, Tender Documents, and Liaising Assistance for Statutory Approvals.	~~Lump-Sum Fee OR~~ Percentage (%) of Plan & Design	..... (In Figures) ..... (In Words)
X	**TOTAL CONSULTANCY FEE (Excluding GST)**	**Net Total**	.....

Terms and Conditions for Fees:

- **GST:** The fee quoted above shall be **exclusive of GST**, which will be paid extra at prevailing statutory rates.

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- **Inclusions:** The quoted fee must include all expenses related to site visits, structural calculations, printing of drawings (hard copies), and digital delivery.

7. NOTICE & SUBMISSION SCHEDULE

- Interested consultants are advised to inspect the site at Yakkara, Palakkad, before submitting their quotes to satisfy themselves regarding existing ground conditions and road access.
- **Last Date and Time for Receipt of Quotations:** ...04/11/2026.... up to **3:00 PM**
- **Date and Time of Opening of Quotations:** ...04/11/2026 at **3:30 PM**
- **Submission Address:** Sealed quotations must be submitted to **The Managing Director, Consumerfed Head Office, Gandhi Nagar, Kochi – 682020**.
- **Envelope Superscription:** *"Quotation for Providing of Architectural / Engineering Design for the construction of a commercial building at the Consumerfed Site, Yakkara, Palakkad."*

  The quotation documents and further details can be obtained from the engineering wing of the Head Office during working hours or downloaded from the official website **www.consumerfed.net**. Consumerfed reserves the right to accept or reject any or all quotations without assigning any reasons whatsoever.

Managing Director

Consumerfed