



VARANASI NAGAR NIGAM

Ref No:-307/C.E/2023-24

NOTICE: OPEN DESIGN COMPETITION

Date: 05/10/2023

Open Design Competition for Architectural Conceptual Design for Development of a Municipal Council Building (Sadan) at VNN premises at Sigra, Varanasi.

Varanasi Nagar Nigam invites registered Architecture consultancy firms/ Architects to participate in single stage Open Design competition for the Architectural Conceptual Design to Development of a Municipal Council Building (Sadan) at VNN. Architecture consultancy firms/ Architects who have an outstanding Architect registered with Council of Architecture, as the head, partner or a permanent employee of the organization, are eligible to apply in the Design competition. The interested participants should submit their design entries in hardcopy as well as soft-copy in a sealed envelope for the proposed project on or before 21 th October,2023. The participants will be called for a design presentation at date to be announced later. The detailed information and the design brief with programme of requirements and the reference drawing is available on e-tender portal <https://etender.up.nic.in> and Official Website nnvns.org.in from 06/10/2023 at 1200 Hrs. (IST). For any further queries or clarifications kindly e-mail us at mcvns1@gmail.com or contact on +91-8601872602(Mr. Kapish, A.E, V.N.N).

Sd/-

Municipal Commissioner
Varanasi Nagar Nigam

1. INTRODUCTION OF PROJECT

Varanasi is an eminent historical and spiritual city of the world. And a significant development of the city is observing. In course of the city development, a new Grand Sadan Building of Varanasi Nagar Nigam is proposed for construction. For which, conceptual drawings with 3D views are invited globally from reputed and expert architectural consultants / firms/ Agency/ Single entity, who has experience in similar type of building (like Sadan, Auditorium, Vidhan Sabha building etc).

The proposed location of building is under premise of existing building of Varanasi Nagar Nigam

2. TERMS OF REFERENCE

2.1 BACKGROUND

Until 2017, the council of Varanasi Municipal Corporation is to function from a building within the municipal corporation main building premises which was later dismantled to accommodate the construction of Rudraksh International Convention centre. Subsequently the Council moved to the heritage building of Town Hall situated in Maidagin area, and continuing from there as on date. Town hall building is a very old structure, renovated through GOI funded Hriday Programme, but due to its age-old construction lacks in many facilities required during the current time.



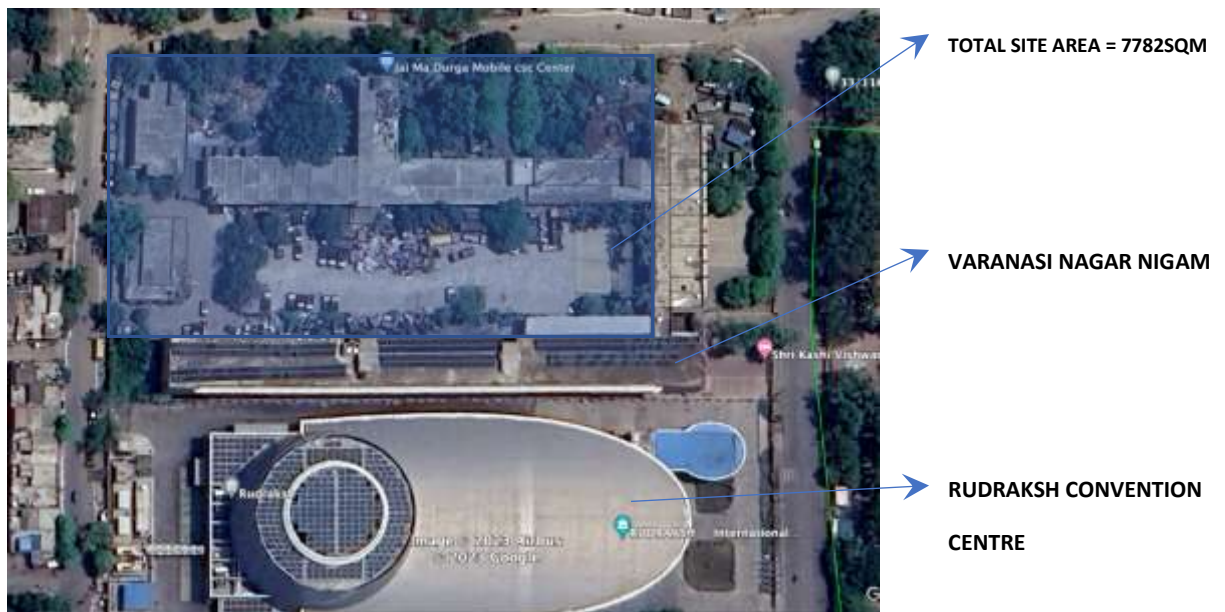
(Night view of the Town Hall Building at Maidagin area, Varanasi)

2.2 The Need for a new building

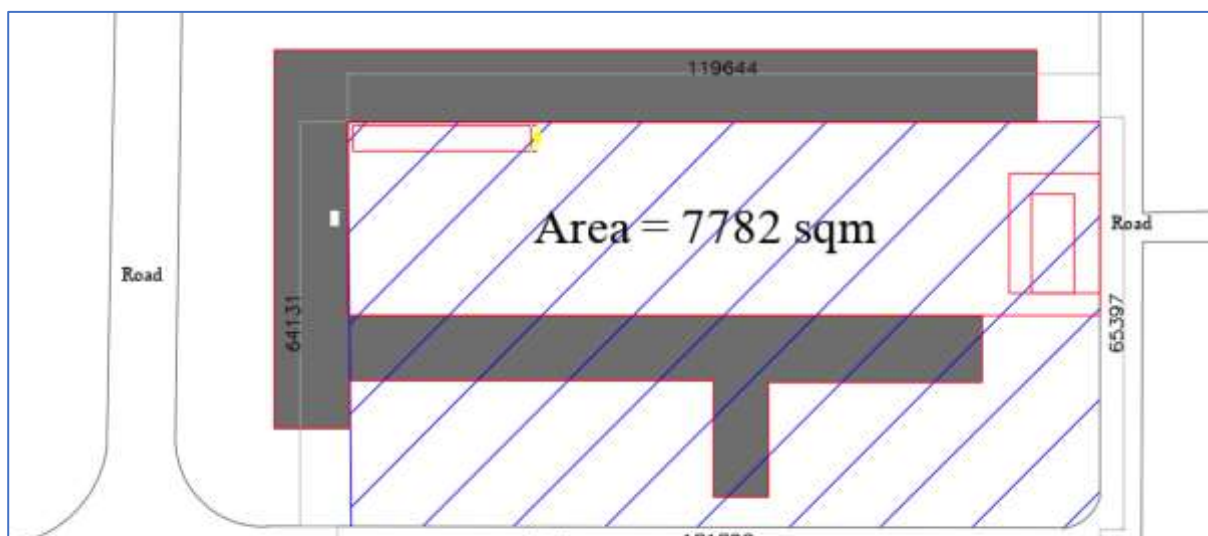
The need for a modern, spacious buildings for the Sadan for carrying out the Functions of the corporators (Municipal Councillors) under the chairmanship of the Mayor has been long felt and had remained a non-starter for several years due to lack of space as well as financial resources. It has now been decided to develop a new Building for the council within the existing Nagar Nigam Building complex premises, by dismantling some portions of the dilapidated old buildings, temporary structures from where the post office, Police post are currently functioning and to have a monumental building with the entrance facing the upcoming stadium side.

2.3 PROJECT LOCATION

The layout of the existing VNN office premises, portions of the building, proposed to be demolished and the area available for development are given below:



[Area marked on the Satellite Image: Blue shaded portion is the area of Interest



[Plan showing the Existing VNN Building: marked grey existing VNN building and hatched portion area earmarked for development; grey and hatched the building area proposed to be dismantled.]

It is proposed to develop the new Sadan building with modern facilities, enabled with state-of-the-art ICT enabled features, but at the same time the external look of the building should match with the heritage look and typical characteristics of the historical buildings and landmarks in Varanasi. For a ready reference some of the heritage buildings in Varanasi are given in the following pages.



[Kashi Viswanath Temple after recent Development of Kashi Vishwanath Dham Project]



[Typical architecture of Banaras Hindu University buildings]



[Varanasi Junction, known as Cantt Railway Station]



[Tata Cancer Hospital inside BHU campus premises, recently constructed]



[Trade Facilitation Centre, Badalpur, Varanasi, recent construction]

2.4 OBJECTIVE OF THIS TOR

The overall objective of this competition assignment is to select best architectural design for the proposed Municipal Council Building (sadan) Project. The proposal shall become a landmark project in Varanasi and shall enable the elected representatives like Mayor and Municipal Councilors to effectively discharge their responsibilities to the citizens in close collaboration with the VNN officials.

2.5 PROPOSED COMPONENTS IN THE PROJECT

- Mayor's chamber
- separate waiting rooms next to mayor's chamber 10-15 people capacity 3 waiting in numbers.
- 150 rooms/office to accommodate 5 people for each parshads.(Municipal Councilors)
- Sadan with a capacity of 200 min. with visitors Gallery, Media room
- Meeting hall for 300 persons.
- Control room for Nagar Nigam.
- IT cell office.
- Karamchari Sangathan meeting hall- 50-60pax.
- Nagar Nigam administration office 25-30 offices.
- Canteen general and VIP restaurant
- Back office staff spaces.
- Pantry next to mayor's chamber
- Toilets attached with chambers.
- Small meeting hall near mayor's chamber.
- commercial shop units to accommodate banks, post office and police post.

Participating firms/architects/students are encouraged to visit the project site and interact with the VNN team once before they prepare the designs for the competition.

2.6 SCOPE OF SERVICES FOR THE PARTICIPANT

2.6.1 The Participant shall assist VNN in understanding Design Development of proposed project in all respects. The total competition period is estimated to be about 3 (Three) weeks from commencement of competition.

2.6.2 The broad scope of services for the participant under this contract shall be the preparation of conceptual options for selection by the client, preliminary architectural drawings and elevations for the finalized conceptual design, Landscape including the selection of plant species, etc., includes providing preliminary designs and block costing, for all works involved in the Project.

2.6.3 Through all the project competition phases, VNN expect the consultants to illustrate the interest and commitment to utilize the latest National and

International techniques and best practices to promote fast, efficient, economical and sound completion of the works.

2.6.4 Master Plan (MP)

2.6.4.1 Develop Concepts

- 2.6.4.1.1 The project area shall be developed matching the ambience of proposed office complex project.
- 2.6.4.1.2 The proposed area to be developed comprehensively considering the other office buildings, Convention Centre, Stadium Complex around the area.
- 2.6.4.1.3 Suggest various plant species to be planted including at least two landscaping themes and also specific green area components to be implemented so as to develop it as an environment friendly complex.
- 2.6.4.1.4 Develop profiles for each of the components identified with overall 3D representation of the site and individual components.
- a) LANDSCAPING AND HORTICULTURE - Appropriate hard and soft landscaping shall be designed to be in harmony with the surrounding Environment and neighborhood. The objective is to provide a harmonious and eco-friendly environment with green area and landscape features.
 - b) ENVIRONMENTAL PROTECTION - Cautious effort shall be made to ensure the Project provides positive contribution to the Environment and conform to local pollution control norms.
 - c) Prepare disaster management plan for the Hazards to which site/project is exposed to such as Flood, Cyclone, Rain, Fire etc.
 - d) OTHER SERVICES - Any other services connected with the work shall be designed as per standard practice.
 - e) The participant shall ensure the durability, serviceability, conformation to the design standards aesthetics of the project.

3. Review & Reporting:

As the proposed project is prestigious for Varanasi Nagar Nigam and is expected to be developed in a time bound manner, the Participant of the competition is expected to be personally present and appraise the project details to the authorities concerned during the time of the Competition.

4. Submission of the Design Entry:

The interested participants should submit their design entries in hardcopy as well as soft-copy in a sealed envelope (duly marked Design Entry). The design entry is to be submitted or received by post on or before 21.10.2021 by 1700 hrs at the address given below-

Chief Engineer, Varanasi Nagar Nigam Sagra, Varanasi – 221010

5. Design Considerations for Evaluation

Evaluation of proposals would be as per following considerations:

Sl no	Components	Marking
1	Concept, Vision & Objectives	15
2	Concept Plans with 3D view	20
3	Form & Design Development	15
4	Site Analysis	15
5	Cost-cutting Technologies	10
6	Use of eco-friendly materials	5
7	Recycle & Reuse Technologies	5
8	Innovative Techniques	5
9	Energy saving Techniques	5
10	In lines with GRIHA rating systems	5
	Total Marks	100

To be composed & submitted in not more than two A1 sheets. (Or else disqualified)

6. EVALUATION CRITERIA FOR SHORT LISTING (STAGE 1)

Only the top 10 firms out of Firms, CoA registered Architects, and Student teams will be shortlisted based on the marks obtained as per the eligibility criteria mentioned in design consideration. Entities scoring less than 80% shall not be included in the shortlist.

7. Prize for the best proposal:

Submitted proposals will be evaluated by Nagar Nigam officials and consolidated prize in terms of money and certificate will be awarded to the best three proposals as follows:

1st Prize- Rs. 1,00,000.00

2nd Prize Rs. 50,000.00

3rd Prize Rs. 25,000.00

8. RECEIPT OF PROPOSALS

Technical proposals received within the due date and time through email will only be considered for evaluation . Proposals other than the above will be summarily rejected.

9. Varanasi Nagar Nigam has sole right to accept or reject the concept of design at any level of competition process. Nagar Nigam can use the submitted conceptual design for further consideration , for which firms or architects has no right of patent.