Film and Television Institute of India

Law College Road, Pune – 411004, Maharashtra State, India

An Autonomous Institute under Ministry of Information and Broadcasting, Government of India

(Deemed to be University under Section 3 of UGC Act, 1956)

NOTICE INVITING TENDER (NIT)

For Selection of a Central Public Sector Undertaking (CPSU/CPSE)

as

'Project Management Consultant' (PMC)

for the Project:

"Construction of Two Film Studios and Ancillary Structure at FTII Kothrud Campus"

Estimated Project Cost: Rs. 63,48,37,794/-

(Rupees Sixty-Three Crore Forty-Eight Lakh Thirty-Seven Thousand Seven Hundred Ninety-Four Only, Including Taxes)

Mode of Execution: EPC Mode III (Technology Pre-Selected)

Selection Rule: Rule 133(3) of GFR 2017 | Evaluation Method: QCBS (70:30)

NIT No.: D/21013/CAP/791/2026-27/PS

IMPORTANT DATES INFORMATION SHEET

Event	Particulars
Date of Publication of NIT	[14/07/2026]
Date & Time for Pre-Bid Conference	[21/07/2026] at 11:00 AM at FTII Campus, Pune
Last Date & Time for Bid Submission	[04/08/2026] up to 3:00 PM
Date & Time of Opening of Technical Bids	[05/08/2026] at 3:30 PM
Date for Presentation by Qualified Bidders	Will be intimated to Qualified Bidders
Date for Opening of Financial Bids	Will be intimated to Qualified Bidders
Mode of Submission	Online via CPP Portal (Technical Bid also required in physical mode as specified herein)
Place of Submission (Physical Copy)	Purchase Officer, Film and Television Institute of India, Law College Road, Erandwane, Pune – 411004, Maharashtra
Contact Person	Purchase Officer, FTII | Email: purchase@ftii.ac.in | Tel: 020-2558-0028

1. Overview

Film and Television Institute of India (FTII), Pune is an autonomous institution under the Ministry of Information and Broadcasting, Government of India, and a Deemed to be University under Section 3 of the UGC Act, 1956. FTII has a distinguished legacy of quality education in cinema and is among the oldest film schools in Asia.

FTII proposes to construct two professional-grade film studios with ancillary structures at its new Kothrud Campus, Pune. The project, 'Construction of Two Film Studios and Ancillary Structure at FTII Kothrud Campus, Pune', involves construction of two fully equipped film studios including internal water supply, sanitary installation, drainage, internal CC road, open rain water drain, sewer treatment plant, compound wall, acoustic treatment, internal electrification, lift, DG set, horticulture work and specialized Lighting & Telemetry work etc. complete at new land site FTII Pune.

FTII already possesses complete approved and vetted architectural, structural and MEP drawings for both studios. In view of this, it is proposed to appoint a Central Public Sector Undertaking (CPSU/CPSE) as Project Management Consultant (PMC) under Rule 133(3) of GFR 2017, who shall be responsible for obtaining remaining statutory clearances and permissions, preparation of the EPC tender document, selection of an implementing agency through open competitive bidding under EPC Mode III (Technology Pre-Selected), supervision of construction, quality assurance, commissioning and handing over of the completed studios to FTII.

The estimated cost of the project is Rs. 63,48,37,794/- (Rupees Sixty-Three Crore Forty-Eight Lakh Thirty-Seven Thousand Seven Hundred Ninety-Four Only), including all applicable taxes. FTII invites bids from eligible CPSUs/CPSEs to act as PMC for this project in accordance with this Notice Inviting Tender.

1.1 Definitions

- "Project" means the "Construction of Two Film Studios and Ancillary Structure at FTII Kothrud Campus".
- "Employer" means the Film and Television Institute of India (FTII), Pune.
- "Contract" means the MOU/Agreement signed between FTII and the selected PMC.
- "EPC Mode III" means Engineering, Procurement and Construction mode where the technology and design are pre-selected; the contractor executes based on pre-finalized drawings.
- "Implementing Agency" means the EPC contractor selected by the PMC through open competitive bidding for execution of the work.
- "PMC" or "Project Management Consultant" means the selected CPSU/CPSE to whom this contract is awarded.
- "Day" means calendar day.
- "GFR" means the General Financial Rules 2017, notified by the Ministry of Finance, Government of India.
- "DLP" means Defect Liability Period.
- "LoA" means Letter of Award.
- "TEC" means Tender Evaluation Committee.

1.2 Introduction

Film and Television Institute of India, Pune (Deemed to be University) invites bids from eligible Central Public Sector Undertakings / Enterprises (CPSU/CPSE) for engagement as Project Management Consultant (PMC) for execution of the Project "Construction of Two Film Studios and Ancillary Structure at FTII Kothrud Campus".

The revised estimated cost of the project is Rs. 63,48,37,794/- (Rupees Sixty-Three Crore Forty-Eight Lakh Thirty-Seven Thousand Seven Hundred Ninety-Four Only), including all taxes. FTII already possesses complete approved and vetted architectural, structural and MEP drawings for both studios. The project will be executed under EPC Mode III, wherein the PMC shall award the full construction work to a single EPC contractor through open competitive bidding, incorporating the pre-finalized drawings as part of the Notice Inviting Tender for the contractor.

2. Terms of Reference and Scope of Services

2.1 Scope of the Project

The project involves construction of two professional-grade film studios with ancillary structures at FTII Kothrud Campus, Pune. The scope broadly includes the following:

- Construction of two film studios as per pre-approved and vetted architectural, structural and MEP drawings — including all civil, structural (RCC framed / PEB structure up to six storeys), masonry, flooring, roofing, waterproofing and finishing works.
- Fire protection system: wet riser and sprinkler system, automatic fire alarm system.
- Stronger structural members to take heavy loads above 500 kg per sqm up to 1000 kg per sqm; strengthened foundations to accommodate one additional floor at a later date.
- Specialized studio acoustic treatment for both studios — floating floor systems with vibration isolation, acoustic wall panels, roof acoustic treatment, sound-lock vestibules, achieving Noise Criterion (NC) ≤25 levels.
- Internal services: internal water supply, sanitary installations including drainage, lightning conductors, telephone and data conduits.
- Water tanks: overhead tank and underground sump (including rain water harvesting and firefighting storage).

- Development of site including levelling, cement concrete pavement (vacuum dewatered), footpath with PCC base and paver blocks, external sewerage, water supply distribution lines, peripheral grid piping, storm water drains, rain water harvesting, service trenches, precast RCC compound wall in M50 grade concrete.
- Horticulture operations including earth filling, grassing, tree plantations, shrubs and potted plants.
- Sewer Treatment Plant (STP) of 46 KLD capacity including design, supply, installation, testing and commissioning of electromechanical equipment.
- Internal CC road, open rain water drain, compound wall.
- Internal electrification including LT panels, power wiring, plugs, earthing; MSEDCL external service connection.
- 33 KV / 0.433 KV electrical substation including HT panel, transformers, bus trunking, LT panels, APFC panel, harmonic filters, TVSS, SPD; MSEDCL liaison and approval charges.
- Diesel Generating Sets (DG Sets) of 11 KV / 0.433 KV substation and associated works.
- Central AC plant including energy efficient central AC plant and low side works.
- Passenger lifts: 2500 x 2500 mm, G+4/1.0 m/sec, 16 passenger and 20 passenger.
- Access control system for building security: controller, EM locks, card readers, smart card cabling, recording and display hardware and software.
- IP-based CCTV system: PTZ/fixed cameras, cabling, recording, display system for indoor and external surveillance.
- Emergency lighting and illuminated signages.
- LAN system: core switches, L2 switches with 10G/10 Giga SFP modules, WiFi access points, WiFi controller, network management software, racks, CAT 6A cable, patch panels, OFC etc.
- Street lighting with LED: compound, high mast, pathway and landscape lighting.
- Lobby pressurization system.
- Hydropneumatic water supply system: pumps, pneumatic tank, microprocessor control panel, VFD, interconnecting pipes, valves, cabling, switchgear.
- Submersible centrifugal non-clog drainage pumps with control panel.
- Uninterrupted Power Supply (UPS): 3-phase online UPS, 320 KVA with 30-minute back-up and batteries.
- Specialized Lighting & Telemetry works.
- Any other works as per approved and vetted drawings forming part of the project.

2.2 Terms of Reference of PMC

The selected PMC shall be responsible for the following, without limitation:

A. Pre-Construction Stage

i. Review of the pre-approved and vetted architectural, structural and MEP drawings of FTII and confirmation of suitability for EPC contractor bidding.

i. Preparation of an Integrated Programme Chart within 15 days of LoA, covering all project activities from contract award to commissioning with manpower and resource details.

ii. Aerial survey of the project site; submission of application for clearances and approvals from local bodies; obtaining tree cutting permissions (Aerial), forest permissions if any, and all other statutory clearances and NOCs required prior to commencement of construction (Fire, municipal, MSEDCL, STP approvals, etc.).

iii. Preparation of NIT/Tender Document for the EPC contractor incorporating the pre-finalized drawings, specifications, Bill of Quantities and terms; Technical Sanction of detailed estimates as per CPWD schedule of rates.

iv. Floating of tender for selection of the EPC Implementing Agency through open competitive bidding; receipt and evaluation of bids; award of EPC contract at fixed lump sum price. One representative of FTII shall be included in the Tender Evaluation Committee (TEC) while selecting the EPC contractor.

B. Construction Stage

v. Complete project management and day-to-day supervision of construction, including site visits by senior engineers, quality checks, measurement and certification of contractor bills.
vi. Submission of fortnightly/monthly physical and financial progress reports to FTII in CPM Network format comparing actual progress against baseline programme.
vii. Maintenance of all project records, site registers, material test reports, quality control records and contractor correspondence.
viii. Certification and payment of running bills of the EPC contractor; maintenance of dedicated project bank account; submission of monthly expenditure statements in CPWD Form-65 format.
ix. Imposition of Liquidated Damages on the EPC contractor in case of delays or quality deficiencies as per contractual provisions.
x. Coordination with FTII Works Committee and Building Committee; participation in monthly Progress Review Meetings.
xi. Appointment and coordination with Third Party Quality Assurance (TPQA) agency (IIT/NIT) at three stages: completion of foundations, completion of structure, and completion of work.
xii. Settlement of all contractual disputes with the EPC contractor including arbitration if any; compliance with CVC/CTE observations.

C. Post-Construction Stage

xiii. Obtaining Work Completion/Occupancy Certificates, Fire NOC and all statutory clearances for both studios.
xiv. Handing over of completed studios to FTII with Inventory, As-Built Drawings (hard and soft copies), O&M Manuals and Standard Operating Procedures for all equipment.
xv. Submission of Project Completion Report (PCR) with final project cost, time taken and a reconciliation against approved cost and timeline.
xvi. Settlement of final accounts with EPC contractor and return of unspent balance to FTII within one month of settlement of all bills.
xvii. Maintenance of site representation during the Defect Liability Period (12 months from date of completion) to attend and rectify defects.

2.3 Specific Provisions — EPC Mode III

- The PMC shall not undertake fresh design or engineering consultancy. Its primary obligation is management of the EPC contracting, supervision and commissioning process based on pre-finalized drawings.
- The NIT for the EPC contractor shall incorporate all pre-finalized architectural, structural, electrical, HVAC, plumbing and lighting drawings as part of the bid document. The contractor shall quote a fixed lump sum price for execution based on these drawings.
- The EPC contractor shall be selected through open competitive bidding managed by the PMC on the CPP Portal.
- Any minor modifications required at site shall be made only with the prior written approval of FTII and shall be recorded as variations as per CPWD norms.
- One representative of FTII shall participate in the Tender Evaluation Committee (TEC) constituted by the PMC for selection of the EPC contractor.

2.4 Responsibility Matrix

Sl.	Activity	Prepared / Carried out by	Approved by
1	Review of Pre-Approved Drawings; Aerial Survey; Submission of Integrated Programme Chart	PMC	FTII Pune
2	Preparation of NIT / Tender Document for EPC Contractor and Technical Sanction	PMC	PMC (as per internal delegation)
3	Floating, Evaluation and Award of EPC Contract — One Representative of FTII shall be included in the Tender Evaluation Committee (TEC) while selecting the contractor	PMC (with FTII representative in TEC)	PMC / FTII jointly
4	Contract Execution, Supervision and Commissioning	PMC	PMC
5	Physical and Financial Progress Review / Works Committee Meetings	FTII / Works Committee	FTII / Works Committee
6	Third Party Quality Assurance (TPQA) – IIT/NIT at 3 stages	TPQA Agency engaged by PMC/FTII	Building/Works Committee
7	Obtaining Statutory Clearances, Completion Certificates, Fire NOC, Tree Cutting Permissions, Local Body Approvals	PMC	PMC (with FTII assistance)

2.5 Release of Funds and Payment of Project Cost

- The Employer shall release an Initial Deposit of 10% of the approved estimated project cost to the PMC within 2 weeks of issuance of Administrative Approval and Expenditure Sanction (AA&ES) along with a signed baseline programme.
- An additional deposit of up to 20% shall be released within 2 weeks of award of the EPC contract to the implementing agency, on specific written request by the PMC.
- Subsequent releases shall be by way of recoupment of expenditure incurred by the PMC, on submission of Monthly Expenditure Statements (MES) in CPWD Form-65 format with physical progress reports.
- The Employer shall release recoupment funds within 4 weeks of receipt of MES with all supporting documents and Fund Utilization Certificate.
- The PMC shall open and operate a separate dedicated bank account for the project fund. Any interest earned shall be the property of FTII.
- The PMC shall not incur any expenditure beyond the approved project cost without prior written approval of FTII.

2.6 Time Schedule

S.No.	Activity / Milestone	Target (from Date of LoA = 'D')
1	Review of approved drawings; submission of Integrated Programme Chart to FTII	D + 15 Days
2	Aerial survey, obtaining balance statutory clearances / NOCs including tree cutting permission, local body approvals and	D + 1 Month

	permissions prior to commencement	
3	Preparation of NIT/Tender Document for EPC contractor based on pre-approved drawings; Technical Sanction	D + 1 Month
4	Floating of Tender for EPC Contractor on CPP Portal (open competitive bidding)	D + 2 Months
5	Bid Evaluation and Award of EPC Contract to Implementing Agency (with one FTII representative in TEC)	D + 3 Months
6	Commencement of Construction at Site by Contractor	D + 3.5 Months
7	Completion of Foundation and Plinth Level	D + 7 Months
8	Completion of Superstructure (RCC/PEB Frame, Walls, Roofing)	D + 12 Months
9	Completion of Finishing Works, MEP Services, Studio Acoustic Treatment, HVAC, Specialist Studio Equipment Integration, External Works	D + 19 Months
10	Testing, Commissioning and Trial Runs	D + 21 Months
11	Obtaining Completion/Occupancy Certificate, Fire NOC and all Statutory Clearances; Handing over to FTII	D + 22 Months
12	Submission of Project Completion Report, As-Built Drawings, O&M Manuals; Settlement of Final Accounts	D + 23 Months

'D' is the date of issuance of Letter of Award (LoA) to the PMC.

Total project duration (from LoA to handing over): 23 months. Defect Liability Period: 12 months from handing over. Total contract period: 35 months from LoA.

2.7 Liquidated Damages

In case of delay in achievement of milestones attributable to the PMC, penalty at the rate of 0.5% of total PMC service charges per month of delay shall be levied, subject to a maximum of 5% of total service charges. The decision of FTII in this regard shall be final and binding.

3. Eligibility Criteria

3.1 Eligible Entities

As per Rule 133(3) of GFR 2017, any Central Public Sector Undertaking (CPSU/CPSE) set up by the Central Government to carry out civil or electrical works, or any other Central Government organization/PSU notified by the Ministry of Urban Development for such purpose, is eligible to participate.

The applicant should not have been barred/blacklisted by the Central Government / State Government from participating in any tender, where such bar subsists as on the Bid due date. Bidder shall upload an Affidavit for Non-Blacklisting on Rs. 500 non-judicial stamp paper.

3.2 Relevant Experience

Experience of having successfully executed similar works in the capacity of PMC during the last seven years ending the last day of the month previous to the month in which tenders are invited, meeting the following criterion:

- Three similar works, each of value not less than 40% of the estimated project cost; OR
- Two similar works, each of value not less than 60% of the estimated project cost; OR
- One similar work of value not less than 80% of the estimated project cost.

The value of executed works shall be brought to current value by enhancing at a simple rate of 7% per annum from the date of completion to the previous day of the last date of submission of tender.

Similar works include: Construction of Film Studios / Auditoriums / Media / Broadcast Facilities / Hospitals / Educational or Institutional Complexes with civil, electrical, HVAC, acoustic and MEP works as major components. Experience in construction of specialized acoustic/studio environments will be given preference in technical evaluation.

3.3 Financial Capability

- Average Annual Financial Turnover from construction works during the last three consecutive financial years (2022-23, 2023-24, 2024-25) should be at least Rs. 1000 Crore or more.
- The Bidder should not be a loss-making company (negative PAT) in any of the last three financial years.
- The Bidder should have a positive net worth for all of the last five financial years.
- Solvency certificate equal to the estimated value of the PMC fee (notionally computed at 5% of the estimated project cost) to be certified by a Chartered Accountant.

3.4 Bid Capacity

Bid Capacity = {[A x N x 1.5] – B}

- A = Maximum value of engineering (civil, electrical, mechanical) turnover in construction works executed in any one year during the last seven years. Enhanced at 7% per annum to current level.
- N = Number of years prescribed for completion of the project (2 years for construction).
- B = Value of existing commitments and ongoing works to be completed during the period of completion of this project.

4. Clarifications on NIT Document

Prospective CPSUs/CPSEs requiring any clarification on this document shall notify FTII in writing / email at the address indicated below, latest by [DATE], 03:00 PM. Clarification queries shall be submitted in the following format:

S.No.	Clause No.	Query / Clarification Sought
1.		

A Pre-Bid Conference will be held at Film and Television Institute of India, Law College Road, Erandwane, Pune – 411004. All clarifications issued by FTII shall be an integral part of this document.

5. Documents / Details to be Submitted

- Technical details about the PSU in formats prescribed at Annexure I to IX.
- Certificate of Incorporation / Registration.
- Copy of Articles of Association indicating aims and objectives of the PSU.
- Annual Reports and audited statements for the last five years (2020-21 to 2024-25). Certificates in support of turnover and PAT issued by statutory auditors. Net Worth certificate and solvency certificate (last six months).
- Copies of GST Registration Certificate, PAN and TAN.
- Copy of NIT and any clarifications issued by FTII, duly signed and stamped on each page as acceptance.
- Certificate from Chairman/Company Secretary certifying the details of the authorized signatory, or Power of Attorney in favour of the authorized signatory.
- A detailed write-up on the PSU's Approach and Methodology to perform the assignment based on the TOR (Para 2 of this NIT), with specific emphasis on EPC Mode III management approach, studio/specialized infrastructure experience, and approach to acoustic and MEP coordination.

6. Availability of NIT and Processing Fee

Copy of the NIT can be downloaded from the website of FTII / CPP Portal / e-procurement portal. Bidders must pay a non-refundable Bid Processing Fee of Rs. 25,000/- (Rupees Twenty-Five Thousand Only) through Demand Draft / Banker's Cheque drawn in favour of Accounts Officer, FTII, Pune. Technical bids not accompanied by the bid processing fee will be summarily rejected.

7. Earnest Money Deposit

Each bid shall be accompanied by an Earnest Money Deposit (EMD) of Rs. 1,00,00,000/- (Rupees One Crore Only). EMD shall be deposited along with the technical bid by means of Demand Draft / Fixed Deposit Receipt / Banker's Cheque / Bank Guarantee drawn in favour of Accounts Officer, FTII, payable at Pune. EMD shall remain valid for at least three months beyond the last date of submission of bids.

No interest shall be payable on EMD. EMD will be returned to unsuccessful PSUs after completion of the tender process. EMD shall be liable for forfeiture in events of bid withdrawal, variation of bid during validity period, attempt to influence evaluation, failure of first-ranked bidder to sign MOU or furnish performance security, or contravention of NIT conditions.

8. Performance Security Deposit

The successful PSU shall, within one month from the date of conveying acceptance, deposit a sum equal to 5% of the total PMC fee as Performance Security in the form of a Bank Guarantee drawn in favour of Accounts Officer, FTII, payable at Pune. The Performance Security shall remain valid for a minimum period of sixty days beyond the Defect Liability Period.

9. Submission of Proposals

Proposals shall be submitted through the Two Bid System — Technical Bid and Financial Bid — uploaded on the CPP Portal (https://eprocure.gov.in/) as well as in physical mode.

Technical Bid (Physical) shall be placed in a sealed envelope clearly marked:

"TECHNICAL BID for engagement of Project Management Consultant for execution of the 'Construction of Two Film Studios and Ancillary Structure at FTII Kothrud Campus, Pune'"

EMD and Bid Processing Fees shall be placed in a separate sealed envelope marked 'EMD and Bid Processing Fees'. Both envelopes shall be placed in an outer sealed envelope with the PSU's name, address and stamp.

The Financial Bid (Annexure II) shall contain only the service charges quoted in percentage format, excluding GST. Conditional financial bids shall be summarily rejected.

GST applicable on PMC charges shall be reimbursed by FTII upon production of documentary evidence of payment.

Bids shall remain valid for 180 days from the deadline date for submission.

Physical bids to be addressed to:

Purchase Officer, Film and Television Institute of India, Law College Road, Erandwane, Pune – 411004 | Email: purchase@ftii.ac.in

10. Opening of Proposals

FTII shall open the Technical Bids on [DATE] at 03:30 PM at the address stated in Para 9 above, in the presence of authorized representatives of participating PSUs who choose to attend. If the date of opening is subsequently declared a holiday, proposals will be opened on the next working day.

11. Evaluation

11.1 Technical Evaluation

The duly constituted Tender Evaluation Committee (TEC) shall evaluate technical bids for responsiveness to the Terms of Reference. Only responsive bids shall be further evaluated. Financial Bids shall remain unopened during technical evaluation.

Evaluation shall be under the Combined Quality Cum Cost Based System (CQCCBS) with technical proposals carrying 70% weightage and financial proposals carrying 30% weightage. Only PSUs securing a minimum of 40 marks (out of 100) in technical evaluation AND meeting individual sub-criterion cut-offs shall be considered technically qualified.

Technical Evaluation Criteria (Total Weightage: 100 Marks | Total Cut-Off Marks: 45):

Sl.	Criterion	Evaluation Details	Max Marks (Cut-off)
A	**Financial Strength**	Average Annual Financial Turnover from Construction Work in last 3 consecutive financial years (2022-23, 2023-24, 2024-25): • >Rs.2000 Cr = 10 Marks • >Rs.1500 ≤ Rs.2000 Cr = 8 Marks • >Rs.1000 ≤ Rs.1500 Cr = 5 Marks • ≤ Rs.1000 Cr = 0 Marks	10 marks (Cut-off: 05)
B	**Organizational Strength**	Presence of in-house qualified professionals in the PSU: Civil Engineers (Min. Qualification: B.Tech / Diploma with 3 years' experience): • >150 Engineers = 10 Marks • >120 ≤ 150 = 8 Marks • >75 ≤ 120 = 6 Marks • >50 ≤ 75 = 4 Marks • ≤50 = 0 Marks AND Electrical Engineers (Min. Qualification: B.Tech / Diploma with 3 years' experience): • >20 = 5 Marks • >10 ≤ 20 = 3 Marks • >5 < 10 = 2 Marks • ≤ 5 = 0 Marks	15 marks (Cut-off: 06)
C	**Relevant Experience**	Total value of projects completed as PMC (each project exceeding Rs.60 Crores) in the previous seven financial years and the current year: • >Rs.1500 Cr = 25 Marks • >Rs.1200 ≤ Rs.1500 Cr = 20 Marks • >Rs.800 ≤ Rs.1200 Cr = 15 Marks • >Rs.500 ≤ Rs.800 Cr = 10 Marks • ≤ Rs.500 Cr = 0 Marks Details of projects to be furnished in Annexure VI.	25 marks (Cut-off: 10)
D	**Financial Capability**	Average Annual Profit (PAT) in last 3 years (2022-23, 2023-24, 2024-25): • >Rs.30 Cr = 10 Marks • >Rs.20 ≤ Rs.30 Cr (20–30 Cr range) = 8 Marks • >Rs.10 ≤ Rs. 20 Cr (10–20 Cr range) = 6 Marks • >Rs.5 ≤ Rs.10 Cr (5–10 Cr range) = 4 Marks • ≤ Rs.5 Cr = 0 Marks Company should be profit-making (positive PAT) in last 3 years. Positive net worth for last 5 years.	10 marks (Cut-off: 04)
E	**Approach & Methodology (Presentation)**	Evaluation by Client (FTII) on following aspects: • Understanding of EPC Mode III; approach to execution using pre-finalized drawings (architectural, structural, electrical, HVAC, plumbing, lighting)	40 marks (Cut-off: 20)

		• Activity-wise work plan and timelines • Understanding of technical aspects — acoustic treatment, electrical systems, HVAC for studio environment, MEP coordination • Contractor selection strategy • Quality assurance and site supervision plan including TPQA • Cost and time control mechanism • Handing over and post-construction procedures	
Total (A to E) — Normalized to 100 for combined QCBS scoring:			**100 marks (Cut-off: 45)**

11.2 Presentation by Eligible Bidders

Eligible bidders who clear technical scrutiny shall be required to make a detailed presentation before the TEC. The date and time will be intimated to qualified bidders. The presentation shall broadly cover:

- Understanding of EPC Mode III approach and the significance of using pre-finalized drawings (architectural, structural, electrical, HVAC, plumbing and lighting) as the basis of the EPC contractor's NIT — with specific reference to the drawings available for this project.
- Technical understanding of studio construction requirements: acoustic treatment, floating floors, studio-grade HVAC (NC≤25), specialized electrical systems, MEP coordination, LAN/AV/access control integration.
- Activity-wise work plan including critical path analysis, resource loading and milestone schedule.
- Strategy for open competitive EPC contractor selection and management of the bidding process on CPP Portal.
- Site supervision team structure, resourcing plan and approach for managing TPQA coordination.
- Quality assurance mechanism including inspection protocols for civil, acoustic, electrical and MEP works.
- Financial management and fund utilization procedures including CPWD Form-65 reporting.
- Post-construction clearance, commissioning, testing and handing over procedures.

11.3 Financial Evaluation

The bid with the lowest financial quote shall be given a financial score of 100. Other bids shall be given financial scores inversely proportional to their quote vis-à-vis the lowest quote. The total score shall be: Total Score = (Technical Score × 0.70) + (Financial Score × 0.30). The bidder with the highest total combined score shall be ranked H-1.

12. Agency Charges

The CPSU/CPSE shall quote service charges as a percentage of the total project construction cost (i.e., on the EPC contract value awarded by the PMC to the implementing agency). Charges must be quoted excluding GST. Agency charges quoted as 'NIL' will be treated as non-responsive.

FTII will not reimburse charges towards legal fees, advertisements, third party certification fees, proof-checking agency charges, travel expenses or any other expenditure beyond the agreed service fee percentage. However, statutory fees paid to statutory authorities / local bodies shall be reimbursed upon production of proof.

13. Award of Contract

- After completing evaluation, FTII shall issue a Letter of Award (LoA) to the selected bidder.
- The selected bidder shall sign the MOU within 15 days of issuance of the LoA after fulfilling all formalities.
- The MOU shall be valid for a period commensurate with the project duration plus DLP (approximately 35 months from LoA) and may be extended on satisfactory performance.
- After MOU, individual Work Orders for specific activities may be issued as required.

14. Confidentiality

Information relating to evaluation of Bids and recommendations concerning awards shall not be disclosed to bidders or other persons not officially concerned with the process until the publication of the award of contract. Undue use of confidential information by any bidder may result in rejection of its proposal.

15. Disclaimer

The information contained in this NIT is provided to applicants on the terms set out herein. This NIT is not an agreement and does not purport to contain all information each bidder may require. FTII accepts no responsibility for the accuracy of any interpretation or opinion on law expressed herein.

FTII reserves the right to accept or reject any or all bids or to annul the NIT process and reject bids at any time before award of contract without assigning any reason and without incurring any liability. In case of any dispute, the jurisdiction of courts in Maharashtra shall apply.

16. Estimated Cost of the Project

The estimated cost of the project 'Construction of Two Film Studios and Ancillary Structure at FTII Kothrud Campus' is:

Rs. 63,48,37,794/- (Rupees Sixty-Three Crore Forty-Eight Lakh Thirty-Seven Thousand Seven Hundred Ninety-Four Only), including all applicable taxes.

This estimate covers all civil, structural (RCC/PEB), MEP, acoustic treatment, HVAC, specialized studio infrastructure, external development, STP, electrical substation, DG sets, lifts, IT/CCTV/LAN, street lighting, specialized Lighting & Telemetry and all associated works required for both studios in complete and functional condition.

17. Project Life Cycle

- Pre-Construction Stage (drawing review, aerial survey, clearances, tendering, EPC contractor selection): 3 months from LoA.
- Construction Stage (commencement through testing, commissioning and handing over): 19 months.
- Post-Construction / Defect Liability Period: 12 months.

Total project duration from LoA to physical handing over: 22 months. Total contract period: 35 months from LoA (including 1 month for MOU signing).

18. Liquidated Damages against Contractors

In case the project or stages thereof are delayed due to reasons attributable to the EPC contractor/agencies engaged by the PMC, the PMC shall be primarily responsible for recovery of liquidated damages from such contractor/agencies as per CPWD guidelines. LDs so recovered shall be credited to FTII in the project accounts.

19. Payment Milestones for PMC Service Charges

Service charges as accepted in the Letter of Award (LoA) shall be paid to the PMC as per the milestone-wise payment schedule below:

Sl.	Milestone	% of Service Charges	Cumulative %
Pre-Construction Stage			
1	Review and acceptance of pre-approved drawings; Submission of Integrated Programme Chart; Aerial survey and clearance applications initiated	5%	5%
2	Technical Sanction of NIT/Tender Document for EPC Contractor incorporating pre-finalized drawings	5%	10%
3	Floating of Tender and completion of bid evaluation process; Award of EPC Contract to Implementing Agency	10%	20%
Construction Stage			
4	Completion of Foundation and Plinth Level (certified by PMC)	10%	30%
5	Completion of Superstructure (RCC/PEB Frame, Masonry, Roofing)	15%	45%
6	Completion of Finishing Works, Acoustic Treatment, HVAC, MEP, External Works incl. compound wall, CC road, STP, horticulture	15%	60%
7	Testing, Commissioning, Trial Runs and Acceptance by FTII	10%	70%
8	Obtaining Completion/Occupancy Certificate, Fire NOC, all Statutory Clearances; Physical Handing Over to FTII	15%	85%
Post-Construction Stage			
9	Submission of PCR, As-Built Drawings (hard and soft), O&M Manuals; Settlement of Final Accounts with Contractor	5%	90%
10	Completion of Defect Liability Period (12 months) and final clearance by PMC	10%	100%

Notes:

- Service charges for each milestone shall be claimed by the PMC by submitting a certificate of achievement of the respective milestone, signed by their competent authority.
- GST applicable on PMC service charges shall be reimbursed separately by FTII upon production of documentary proof of GST payment.
- Milestone 10 (DLP completion) will be released after joint inspection and clearance by FTII confirming satisfactory rectification of all defects reported during DLP.

20. Commencement, Duration and Modification

20.1 Commencement: The PMC shall commence work within 15 days of the issuance of the Letter of Award.

20.2 Duration: Total project duration is 22 months (handing over). Defect Liability Period is 12 months from date of completion. Total contract period is 35 months from LoA.

20.3 Modification: Modification of the terms and conditions may only be made by written agreement between the parties.

21. General Conditions of Contract

21.1 Law Governing Contract

This contract, its meaning and interpretation, and the relations between the parties shall be governed by the laws of Union of India.

21.2 Indemnifying the Employer/FTII Pune by the 'Project Management Consultant' (PMC)

The 'Project Management Consultant' (PMC) shall indemnify the Employer/ against all actions, suits, claims and demands brought or made against it in respect of anything done or committed to be done by the 'Project Management Consultant' (PMC) and its staff in execution of or in connection with the services provided under this agreement and against any loss or damage to the Government in consequence to any action or suit being brought against the 'Project Management Consultant'(PMC)for anything done or committed to be done in the course of the execution of this agreement including losses/damages liable or claimed of infringement of Intellectual Property Rights of any third party. The Project Management Consultant (PMC) will abide by the job safety measures prevalent in India and will free the Employer/FTII Pune from all the demands or responsibilities arising from accidents or loss of life, the cause of which is the 'Project Management Consultant' (PMC)'s negligence. The 'Project Management Consultant' (PMC) will pay all indemnities arising such incidents without any extra cost to the Employer/ FTII Pune and will not hold the Employer/ responsible or obligated.

21.3 Relationship between parties

Nothing contained herein shall be construed as establishing a relation of master and servant or of agent and principal as between the Employer and the 'Project Management Consultant' (PMC). The 'Project Management Consultant' (PMC), subject to this contract, shall have complete charge of personnel performing the services and shall be fully responsible for the services performed by them or on their behalf hereunder.

The 'Project Management Consultant' (PMC) shall notify the Government of any material change in their status and their shareholdings or that of any guarantor of the Project Management Consultant (PMC) in particular where such change would have an impact on the performance of the obligation under this agreement.

21.4 The 'Project Management Consultant' (PMC) shall not claim any additional charges for postage, couriers, conveyance, TA/D A and other expenses under any head beyond the fees agreed.

22 Obligations of the 'Project Management Consultant' (PMC)

22.1 Performance

I. The 'Project Management Consultant'(PMC) shall perform the tasks/services under the contract entered into in pursuance of this tender in accordance with the generally accepted professional, standards and practices, soundmanagement principles,employing appropriate technology, safe and effective equipment and submit a report to the committees as directed by the Employer.

II. The ‘Project Management Consultant’(PMC) shall always act in respect of any matter relating to the contract entered into in pursuance of this tender as a faithful adviser to the Employer and shall at all times support and safeguard the Employer’s legitimate interest in any dealings with third parties.

III. The ‘Project Management Consultant’ (PMC) is obliged to act within its own authority and abide by the directives issued by the Employer. The ‘Project Management Consultant’ (PMC) is responsible for managing the activities of its personnel and will hold itself responsible for their misdemeanors, if any.

IV. The ‘Project Management Consultant’ (PMC) shall hold the Employer’s interest paramount, without any consideration for future work and avoid conflict with other assignments or their own corporate interests.

V. The ‘Project Management Consultant’ (PMC) shall ensure adequate availability of men and material by their contractors.

VI. The ‘Project Management Consultant’ (PMC) shall ensure that its Contractor(s) implement required Health, Safety & Environmental (HSE) practices at the Construction Sites and they also comply with all statutory obligations related to workmen deployed at the Construction Site. The ‘Project Management Consultant’ (PMC) will act as Principal Employer in respect of all Statutory Obligations related to workmen deployed by it at the site in execution of the work.

VII. The ‘Project Management Consultant’ (PMC) shall permit the Employer to inspect or monitor the works, either itself or through Third party as and when it desires for assessing actual progress and quality of construction and any other aspects.].

VIII. The ‘Project Management Consultant’ (PMC) would be fully accountable for management of the contract executed between the ‘Project Management Consultant’ (PMC) and any Implementing Agency (ies).

23. Obligations of the Employer

23.1 The Employer will provide all relevant available documents related to Land, Site Details, functional and space requirements (of Various Facilities, Special Requirements/ Features and Broad Specifications for specialized Equipment’s), Layout Plans etc. for facilitating execution of the Project Execution by the ‘Project Management Consultant’ (PMC).

23.2 Assistance and Exemption:- The Employer warrants that they shall provide the ‘Project Management Consultant’ (PMC) and its personnel with work permits and such other documents as shall be necessary to enable the ‘Project Management Consultant’ (PMC) to perform the work.

23.3 The Employer shall make the work site available free from encumbrances to the ‘Project Management Consultant’ (PMC). The Employer shall also ensure Availability of auxiliary services - like roads, power, water, solid & liquid waste disposal system, street lighting and other civic services. The ‘Project Management Consultant’ (PMC) shall provide necessary support in this process.

23.4 The Employer shall permit and facilitate to the ‘Project Management consultant’ all utilities required for construction e.g. drawl of Ground Water, obtaining an electricity connection, putting up Labour Camps/ Huts inside the available space for facilitating construction by contractors engaged by ‘Project Management Consultant’. ‘Project Management Consultant shall provide necessary support in obtaining permission, if any, of Local Bodies in this regard. The cost in this regard born by the Employer, if any, should not be duplicated as reimbursement by the ‘Project Management Consultant’.

23.5 The Employer shall provide security clearance and ensure free access for the Project Management Consultant (PMC)'s staff/ Employees and their workers working at work site in case these are required. Project Management Consultant (PMC) shall provide necessary support in this process.

23.6 The Employer shall nominate an official of his organization as Coordinator for the Project who shall liaise with the Project Management Consultant (PMC) during the execution of the Project.

24. Confidentiality

The 'Project Management Consultant' (PMC) agrees that all knowledge and information not within the public domain which may be acquired during the carrying out of this contract shall be for all time and for all purposes regarded as strictly confidential and shall not be directly and indirectly disclosed to any person without the written permission of the Employer.

25. Liability of the 'Project Management Consultant' (PMC)

The 'Project Management Consultant' (PMC) shall be liable to the Employer for the performance of the services in accordance with the provisions of this tender/contract and for any loss suffered by the Employer as a result of a default of the 'Project Management Consultant' (PMC), the liability of 'Project Management Consultant' (PMC) shall be as per actual, subject to the following.

i. If the 'Project Management Consultant' (PMC) engages some sub agents to perform the contract, then 'Project Management Consultant' (PMC) will be liable for their act or omission or neglect.

ii. The 'Project Management Consultant' (PMC) shall not be liable for any loss or damage caused by or arising out of circumstances over which he has no control but not caused due to negligence or misconduct by or on behalf of the 'Project Management Consultant' (PMC).

26. Foreclosure

The Employer, if finds it necessary to postpone or cancel the assignment and/or shorten or extend its duration, they shall give the 'Project Management Consultant' (PMC) 90 days of written notice of such changes.

27. Termination

27.1 By the Employer

The Employer may, without any prejudice to any other remedy for breach of agreement, by not less than 90 days written notice of termination to the 'Project Management Consultant'(PMC), terminate this agreement in whole or in part if,

a. The 'Project Management Consultant' (PMC) fails to provide any of the services within the period (s) specified in the agreement or within any extension thereof granted by the Employer in pursuance of the condition of the Employer in pursuant to the condition agreement or fails to remedy a failure in performance of his obligations hereunder within such period as the Employer may have approved in writing.
b. The 'Project Management Consultant' (PMC) become insolvent or bankrupt or enter into any agreements with their creditors for relief of debt or takes advantage of any law for benefit of debtors or go into liquidation or receivership whether compulsory or voluntary.
c. The 'Project Management Consultant' (PMC) fails to comply with any final decision reached as a result of arbitration proceedings pursuant to Clause- 28.

d. The ‘Project Management Consultant’ (PMC) submits to the Employer a statement which has a material effect on the rights, obligations, the Employer and which the ‘Project Management Consultant’ (PMC) knows to be false.
e. In terms of project Management Consultant’ (PMC), in the judgment of the Employer, has engaged in corrupt or fraudulent practices in executing the agreement.
f. The Employer, in its sole discretion and for any reason whatsoever, decides to terminate this contract.

27.2 By the ‘Project Management Consultant’ (PMC)

The ‘Project Management Consultant’ (PMC) may, by not less than 90 days’ written notice sent to the Employer, terminate the contract entered into in pursuance of this tender if,

a. The Employer fails to pay any money due to the ‘Project Management Consultant’ (PMC) pursuant to the contract, which is not subject to dispute, within forty-five (45) days after receiving written notice from the ' Project Management Consultant’(PMC) that such payment is overdue and payable.
b. The Employer is in material breach of its obligations pursuant to the contract and has not remedied the same within forty-five (45) days (or such longer period as the ‘Project Management Consultant’ (PMC) may have approved in writing) following the receipt by the Employer of the ‘Project Management Consultant’ (PMC)’s notice specifying such breach.

27.3 Payment upon termination

a. Upon the termination of the contract entered into in pursuance of this tender in terms of clause 27.1 and 27.2 hereof the Employer shall, after adjusting dues any, the ‘Project Management Consultant’ (PMC), make the payment to the ‘Project Management Consultant’ (PMC).
b. In the event of termination, the ‘Project Management Consultant’ (PMC) shall be paid for the services rendered for carrying out the assignment up to the date of termination, after deducting for penalty/ damages imposed on the ‘Project Management Consultant’ (PMC).

27.4 Force Majeure

Except as herein after provided no party hereto shall be liable for failure to perform any of its obligations under this agreement where such failure was due to reasons beyond such party’s control such as Acts of God, acts of third parties laws, regulations or other acts of civil or military authorities, fire, flood, epidemic restrictions, riots, delays in transportation and inability due to causes beyond such party’s control to obtain necessary labour materials or manufacturing facilities or strikes, lockout or other concerted actions of the workman or any other circumstances of whatsoever nature beyond the control of either party provided that the party claiming the force majeure has affected it’s performance shall give notice to other party immediately but not later than 15 days after becoming a war of the first occurrence of force majeure giving full particulars of the case or events and the date of first occurrence thereof. Notwithstanding the foregoing however if performance required by this agreement be delayed or prevented for more than 3 months, either party may terminate this agreement by giving notice either before or after the expiration of such 3 months of its intention to terminate to the party.

27.5 Consequences of Termination

In the event the Employer terminates agreement in whole or in part pursuant to conditions of the of agreement in Clause 27.1, the Employer may procure, upon such terms and in such manner as it deems appropriate, services similar to those undelivered and the Project Management Consultant (PMC) shall be liable to the Employer for any excess cost for such similar services. However, the

‘Project Management Consultant’ (PMC) shall continue the performance of the agreement to the extent not terminated and the ‘Project Management Consultant’ (PMC) shall have no claim to compensation for any loss that it may thus incur on account of the action of the Employer.

In case of termination during the agreement period, the Employer will have the right to retain the documents prepared by the ‘Project Management Consultant’ (PMC) during the agreement period in the course of execution of Work, enabling the Employer to undertake the execution of the Work suitably. The ‘Project Management Consultant’ (PMC) shall have no right to use the same in any other application without the permission of the Employer. The decision of the Employer in this regard will be binding on the ‘Project Management Consultant’ (PMC). The performance guarantee will also be forfeited in case of termination of the contract by the Employer.

28. Dispute Resolution:

In the event of any dispute or difference, relating to the interpretation and application of the provisions of the contracts, such dispute or difference shall be referred by either party for Arbitration to the sole “Arbitrator” in the Department of Public Enterprises to be nominated by the Secretary to the Government of India in–charge of the Department of Public Enterprises. The Arbitration and Conciliation Act, 1996, shall not be applicable to the arbitration under this clause. The award of Arbitrator shall be binding upon the parties to the dispute, provided, however, any party aggrieved by such award may make a further reference for setting aside or revision of the award.

The Law Secretary, Department of Legal Affairs, Ministry of Law Justice, Government of India. Upon such references, the dispute shall be decided by the Law Secretary or Special Secretary/ Additional Secretary, when so authorized by the Law Secretary, whose decision shall bind the parties finally and conclusively. The parties to the dispute will share equally the cost of the arbitration as estimated by the Arbitrator.

29. Notices

Any notice, request or consent required or permitted to be given or made pursuant to this contract shall be in writing. Any such notice request or consent shall be deemed to have been given or made when delivered in person to an authorized representative of the party to whom the communication is addressed or when sent by registered mail to such party to the following address: -

Forth Employer

The Registrar, FTII (The designation and address of the concerned Institute/ Research Council to be given)

For the Project Management Consultant (PMC) “Miscellaneous Construction and Repair Works of FTII Pune”.

Authorized signatory duly authorized vide resolution no.................date.   Of It’s Board of Director.

30. Integrity Pact

The Integrity Pact (Pre-Contract) between FTII Pune and the successful bidder shall be executed as per Annexure-C attached herewith, before or at the time of signing of the MOU. The Integrity Pact shall be valid for 5 years or until complete execution of the contract, whichever is later.

ANNEXURES

Annexure I – Technical Bid: Quality Evaluation Criteria

Total Weightage: 100 Marks | Total Cut-Off Marks: 35

Evaluation criteria A to E as specified in Section 11 of this NIT apply. Sub-criterion cut-offs as specified apply.

Annexure II – Financial Bid

Bidders shall quote Service Charges as a percentage (%) of the EPC contract value awarded by the PMC to the Implementing Agency, excluding GST.

Description	Charges Quoted (% excluding GST)
PMC Service Charges on EPC Contract Value for 'Construction of Two Film Studios and Ancillary Structure at FTII Kothrud Campus'	_______________ % (To be filled in BOQ Only)

Signature of Authorized Signatory: __________________________
Name: __________________________ | Stamp of the Bidder: __________________________

Annexure III – Details about Bidding PSU

Sl.	Particulars	Details
1	Full Name of Bidder CPSU/CPSE (in capital letters)	
2	Full Address	
3	Telephone / Fax / Email	
4	Name and details of Authorized Signatory	
5	Has the bidder PSU been blacklisted by any organization?	
6	PAN	
7	TAN	
8	GST Registration No.	
9	Number of full-time employees: Civil Engineers / Electrical Engineers / Technical Staff	

Financial Strength of the Organisation (last 5 years):

Parameter	2020-21	2021-22	2022-23	2023-24	2024-25
Annual Turnover (Rs. Cr.)					
Net Profit / PAT (Rs. Cr.)					

Signature of Authorized Signatory: __________________________ | Stamp: __________________________

Annexure IV – Details of Personnel

S.No.	Category	No. of Persons
1	Civil Engineers (B.Tech / Diploma, ≥3 yrs exp)	
2	Electrical Engineers (B.Tech / Diploma, ≥3 yrs exp)	
3	Architects (Registered with COA)	
4	Supporting Technical Staff	
	Total	

Signature of Authorized Signatory: ________________________ | Stamp: ________________________

Annexure V – Details of Network Offices

S.No.	Location	Engineers	Tech. Support	Office Space	Infrastructure
1					
2					
3					

Signature of Authorized Signatory: ________________________ | Stamp: ________________________

Annexure VI – List of Similar Works Completed

List of all similar projects (Film Studios / Auditoriums / Media / Broadcast Facilities / Hospitals / Educational or Institutional Complexes with civil, electrical, HVAC and MEP as major components) completed as PMC during the last seven years. Each project cost ≥ Rs. 60 Crore.

Sl.	Nature of Project	Name of Client	Date of Award	Date of Completion	Final Cost (Rs. Cr.)	Proof Attached
1						
2						
3						
...						

Note: List should be chronological and include only projects costing more than Rs. 60 Crore each.
Signature of Authorized Signatory: ________________________ | Stamp: ________________________

Annexure VII – Bid Security (Bank Guarantee)

[Standard Bank Guarantee format for Bid Security / EMD as per CPWD norms — to be executed on non-judicial stamp paper of appropriate value.]

Annexure VIII – Performance Security

[Standard Performance Security Bank Guarantee format as per CPWD norms — to be executed by the successful bidder within one month of LoA.]

Annexure IX – Bid Capacity

Bid Capacity Formula: {[A × N × 1.5] – B}

- A = Maximum engineering turnover in any one year during the last seven years (enhanced at 7% p.a.).
- N = 2 years (number of years prescribed for construction completion).
- B = Value of existing commitments during the project period.

S.No.	Name of Work	Agreement No.	Client	Value Awarded (Rs. Cr.)	Value Completed (Rs. Cr.)	Balance (Rs. Cr.)	Likely Completion Date
1							
2							

Signature of Authorized Signatory: _________________________ | PSU Stamp: _________________________

Appendix A – Scope of Work

Project Name: Construction of Two Film Studios and Ancillary Structure at FTII Kothrud Campus

Total Estimated Cost: Rs. 63,48,37,794/- (including all taxes)

Civil, Structural and Architectural Works

- RCC framed structure (up to six storeys, 3.6 m floor height) and PEB structure as per pre-approved drawings.
- Fire protection: wet riser and sprinkler system; automatic fire alarm system.
- Thermal insulation of ceiling: resin bonded fibre glass wool, 50 mm thick as per specifications.
- Stronger structural members for loads above 500 kg/sqm to 1000 kg/sqm; strengthened foundations for future additional floor.
- All finishing works: studio acoustic wall, ceiling and floor treatment; floating floor with vibration isolation; sound-lock vestibules; cyclorama walls; waterproofing; painting.

Site Development Works

- Levelling; CC pavement (vacuum dewatered); footpath with PCC base and paver blocks with kerb stone edging.
- External sewerage; water supply distribution lines 100 mm dia and below; peripheral grid 150–300 mm dia pipes.
- Storm water drains; rain water harvesting; precast compound wall in M50 grade concrete.
- Service trenches; horticulture (earth filling, grassing, tree plantations, shrubs, potted plants).
- Internal CC road; open rain water drain.
- Acoustic works for studio walls, roofs and floors as per approved acoustic design.

Water Supply and Sanitation

- Internal water supply and sanitary installations including drainage.
- Overhead tank (100,000 litres) and underground sump (200,000 litres) for domestic, flushing, rain water and fire fighting storage.
- Hydropneumatic water supply system (400 LPM).
- Submersible centrifugal non-clog drainage pumps with control panel (2 sets).
- Sewer Treatment Plant (STP) of 46 KLD capacity — complete electromechanical system, design, supply, installation, testing and commissioning.

Electrical and Mechanical Services

- Internal electrification: LT panels, power wiring, plugs, lightning conductors, telephone conduits.
- MSEDCL external service connection and civil external service connection including tree cutting/local body approvals.
- 33 KV/0.433 KV electrical substation (1600 KVA): HT panel, transformers, bus trunking, LT panels, APFC, harmonic filters, TVSS, SPD; MSEDCL liaison and approval charges (provision: Rs. 50 lakhs).
- 11 KV/0.433 KV substation (400 KVA): DG sets and associated works.
- Central AC plant: energy efficient, including low side works.
- Passenger lifts: 16 passenger (2500×2500 mm, G+4, 1.0 m/sec) and 20 passenger (2500×2500 mm, G+4, 1.0 m/sec).
- UPS: Online 3-phase, 320 KVA with 30-minute backup and additional 30-minute backup.
- Third Party Quality Assurance (TPQA) charges.

IT, Security and Smart Campus Infrastructure

- Access control system: controller, EM locks, card readers, smart card cabling, recording and display system (5111 sqm area).
- IP-based CCTV system: PTZ/fixed cameras, cabling, recording, display — indoor (766 sqm) and external (4344 sqm).
- Emergency lighting and illuminated signages (5144 nos.).
- LAN system: core switches, L2 switches with 10G SFP modules, WiFi access points, WiFi controller, racks, CAT 6A, patch panels, OFC (3400 points).
- Street and compound LED lighting including high mast, pathway and landscape lighting (4344 sqm).
- Lobby pressurization system (252 sqm).

Specialized Lighting & Telemetry

- Specialized studio lighting systems including Tarafa/specialized lighting as per approved design and drawings.
- Telemetry and monitoring systems as per approved design and drawings.

Note: All works shall be executed based on the pre-approved and vetted drawings in possession of FTII. These drawings shall form an integral part of the EPC contractor's NIT document. No fresh design work is envisaged under this PMC appointment.

Appendix C – Pre-Contract Integrity Pact

PRE-CONTRACT INTEGRITY PACT BETWEEN FILM AND TELEVISION INSTITUTE OF INDIA, PUNE AND ________________________

This Pre-Bid Pre-Contract Agreement (hereinafter called the Integrity Pact) is made on this ______ day of ______ between, on one hand, the Vice Chancellor / Authorised Officer, Film and Television Institute of India, Pune (hereinafter called the 'BUYER') and ________________________ (hereinafter called the 'BIDDER/Seller').

WHEREAS the BUYER proposes to procure a Project Management Consultant for the 'Construction of Two Film Studios and Ancillary Structure at FTII Kothrud Campus', vide NIT No. ______________________ dated ______.

NOW THEREFORE, to avoid all forms of corruption by following a system that is fair, transparent and free from any influence or prejudiced dealings, the parties hereby agree to enter into this Integrity Pact as per Appendix-C of the Miscellaneous Works NIT of FTII dated 14/10/2025, mutatis mutandis, which is incorporated herein by reference.

Commitments of the Buyer, Commitments of Bidders, EMD provisions, Sanctions for Violations, Fall Clause, Independent Monitors, Facilitation of Investigation, Law and Jurisdiction, Other Legal Actions and Validity shall be as per the standard Integrity Pact terms incorporated by reference.

The parties hereby sign this Integrity Pact at ______ on ______.

BUYER

Name: __________________
Designation: Vice Chancellor / Authorised Officer, FTII Pune

Witness 1: ________________________

BIDDER

Name: __________________
Designation: __________________

Witness 1: ________________________