

**INVITATION FOR EXPRESSION OF INTEREST (IEOI)
FOR
EMPANELMENT OF CONSULTANTS FOR URBAN DESIGN, CONSERVATION
AND LANDSCAPE ARCHITECTURE CONSULTANCY IN UPCOMING PROJECTS
UNDER KTIL**



EOI No. KTIL/ Projects/ 2026-27/ EOI_1

Date: 03rd JULY 2026

Kerala Tourism Infrastructure Limited

(A Govt. of Kerala Undertaking)

4th Floor, Vipanchika Towers, Thiruvananthapuram-14, Kerala

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DISCLAIMER

1. The information contained in this IEOI or subsequently provided to the prospective Applicants, whether verbally or in documentary or any other form by or on behalf of the **KERALA TOURISM INFRASTRUCTURE LTD** (hereinafter called **KTIL**) or any of its employees or advisors, shall be considered confidential and is not to be reproduced/ adopted/ displayed for any purpose whatsoever.

2. This IEOI is not an Agreement and is neither an offer nor invitation by KTIL to the prospective Applicants or any other person. The purpose of this IEOI is to provide the interested parties with information that may be useful to them in the formulation of their proposals.

3. This IEOI includes statements, which reflect various assumptions and assessments arrived at by KTIL in relation to the Project. Such assumptions, assessments and statements do not purport to contain all the information that each Applicant may require.

4. The assumptions, assessments, statements, and information contained in the IEOI, may not be complete, accurate, adequate, or correct. Each Applicant should, therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements, and information contained in this IEOI and obtain independent advice from appropriate sources.

5. Information provided in this IEOI to the Applicant(s) is on a wide range of matters, some of which may depend upon interpretation of law. The information given is not intended to be an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. The KTIL accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on law expressed herein.

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7. KTIL accepts no liability of any nature whether resulting from negligence or otherwise howsoever caused arising from reliance of any Applicant upon the statements contained in this EOI.

8. KTIL may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this IEOI.

9. The issue of this IEOI does not imply that the KTIL is bound to select/shortlist or appoint an Applicant and reserves the right to reject all or any of the Applicants or EOIs without assigning any reason whatsoever.

10. The Applicant shall bear all its costs associated with or relating to the preparation and submission of its EOI including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by Authority, or any other costs incurred in connection with or relating to its EOI. All such costs and expenses will remain with the Applicant and KTIL shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by an Applicant in preparation for submission of the EOI, regardless of the conduct or outcome of the EOI process. Laws of the Republic of India are applicable to this EOI.

DEFINITIONS

SL No	Term	Definitions
1	Applicant (s)	A sole entity or Partnership firm registered under Indian Partnership Act,1932, Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008, a Company (Public or Private) incorporated under Companies Act,1956/2013, a consortium or Joint Venture not exceeding two members The Applicant may also be a Startup entity recognized by the Department for Promotion of Industry and Internal Trade (DPIIT), Government of India,
2	Authority/KTIL	Kerala Tourism Infrastructure Limited (KTIL), 4th Floor, Vipanchika Towers, Thycaud, Thiruvananthapuram -695 014, Kerala
3	Consultant	An applicant empanelled under a particular theme-category combination for undertaking upcoming Projects of Authority falling in that particular combination
4	IEOI	Invitation for Expression of Interest
5	EOI	Expression of Interest

1. INTRODUCTION

1.1 Purpose of Expression of Interest (EOI)

The Kerala Tourism Infrastructure Limited (KTIL), a Government of Kerala undertaking (hereinafter referred to as the **KTIL/ “Authority”**), invites Expressions of Interest (EOI) from reputed Consultancy firms in the fields of Urban Design, Conservation Architecture, and Landscape Architecture (hereinafter referred to as the **“Applicants”**) meeting the eligibility Criteria stipulated in this document for empanelment as Consultants under the respective categories .

The empanelled Consultants shall provide professional consultancy services in connection with KTIL’s forthcoming tourism development initiatives across the State. The Authority seeks to engage firms with proven expertise and relevant experience to support the planning, design, and implementation of various tourism and infrastructure projects.

1.2 Background

The Department of Tourism, Government of Kerala plays a pivotal role in shaping and promoting tourism across the state. Its primary responsibilities include developing tourist destinations, enhancing infrastructure, and marketing Kerala as a global travel destination for attracting domestic and foreign tourists to the state

Kerala Tourism Infrastructure Ltd or (KTIL), is a Government of Kerala undertaking under Department of Tourism, established in August 1989 to promote tourism investment and to develop Tourism infrastructure in Kerala. KTIL was conceived to identify tourism infrastructure needs of the state and bridge any identified gaps.

2. OBJECTIVE

The objective of the empanelment is to avail the services of qualified and experienced firms as Consultants in the Themes listed in Section-4 for various upcoming projects across the state envisaged by the Authority. The Consultants shall assist the Authority in the design, planning and execution of various tourism related

projects across the state by ensuring timely and quality execution of work as per the scope of work envisaged under this EOI.

3. SCOPE OF WORK

3.1. Broad Scope

The Empaneled Consultants are expected to deliver on the following broad scope based on project requirements.

3.1.1. Concept and Project Proposal

- i. Site visit(s) and review of secondary data, available surveys, master plans, and prior reports.
- ii. Stakeholder consultations with Department officials, local self-government institutions, the District Tourism Promotion Council, and community / user groups, as and when required.
- iii. Preparation of a Concept / Vision Note articulating the design intent and the urban design / landscape / conservation strategy, as applicable.
- iv. Concept drawings and sketches — site plan, key sections, and illustrative views — sufficient to communicate the design intent to the sanctioning authorities.
- v. Preliminary cost estimate and abstract BOQ, sufficient for inclusion in the funding proposal.
- vi. Drafting of the Project Proposal / DPR document in the format prescribed by the Department / funding agency, including a compliance checklist against the funding scheme's eligible components and cost norms.
- vii. Support to the Department in presentations and clarifications before the State Screening Committee, Project Appraisal Committee, or equivalent body, and before the funding agency, as required.

3.1.2. Detailed Project Report and Technical Sanction

- i. Detailed topographic survey, base mapping, and, where applicable, coordination of geotechnical investigation (the survey agency may be sub-contracted).

- ii. Detailed design development of the approved concept — architectural / urban design / landscape / conservation drawings — integrated with structural and MEP concept inputs.
- iii. Preparation of the detailed working estimate strictly in PRICE software, using the applicable Schedule of Rates (Kerala PWD SoR; Delhi SoR / CPWD SoR), including rate analysis for non-scheduled items.
- iv. Preparation of drawings, specifications, and a detailed BOQ sufficient for the Technical Sanction stage, in the format required by the Technical Sanction Committee.
- v. Identification, application support, and coordination for statutory clearances applicable to the project — heritage clearance from the ASI / State Department of Archaeology, Coastal Regulation Zone (CRZ) clearance, environmental clearance, local body building permission, Fire NOC, and any other clearance specific to the site or scheme.
- vi. Compilation and submission of the complete Technical Sanction DPR.

3.1.3. GFC Drawings, Multidisciplinary Coordination and Construction-Stage Support

- i. Preparation of Good-for-Construction (GFC) drawings for the lead discipline (urban design / landscape / conservation, as applicable), fully coordinated with structural, HVAC, electrical, plumbing and public health, fire and life safety, and interior design drawings.
- ii. Preparation of the GFC BOQ and specifications for tendering of works.
- iii. Design clarification and query resolution during the tendering and construction stages.
- iv. Periodic site visits for review and certification for design-intent compliance, with particular attention to conservation / restoration materials and techniques.

3.1.4. Completion, As-Built Documentation and Closure

- i. Preparation of as-built drawings reflecting actual construction.

- ii. Compilation of a project completion / closure report, including a conservation management plan and maintenance guidelines where conservation works are involved.
- iii. Support to the Department in preparing the Utilisation Certificate and any other completion documentation required by the funding agency.

3.2. Theme Specific Scope of Work

3.2.1. Urban Designers

3.2.1.1. Technical Survey & Base Documentation

- i. Topographic and physical survey of the project area / precinct (engaged or coordinated by the consultant).
- ii. Land use, built-form, building height, and built-fabric documentation across the precinct.
- iii. Heritage asset and built-heritage inventory mapping within the precinct, in coordination with the Conservation Architect where the project overlaps a heritage precinct.
- iv. Movement, circulation, and parking pattern documentation.
- v. Infrastructure and utility mapping — existing roads, drainage, water supply, street lighting, and signage.
- vi. Socio-economic and stakeholder / user profile documentation relevant to the precinct.
- vii. Photographic documentation and preparation of a GIS-based base map.

3.2.1.2. Analysis & Design

- i. Opportunities-and-constraints analysis of the precinct / site.
- ii. Urban Design Structureplan / Vision document for the project area.
- iii. Precinct- or masterplan-level urban design proposal, covering public realm, streetscape, plazas, and waterfront / promenade design as applicable.

- iv. Tourism circuit and visitor-experience planning, including sequencing of attractions and design of gateway / arrival points and viewing points.
- v. Wayfinding, signage system, and street furniture design.
- vi. Façade and streetscape design guidelines, where the project involves an urban precinct with multiple property frontages.
- vii. Integration of landscape components and conservation components inputs into a single, unified urban design proposal.

3.2.1.3. *Documentation for Sanction & Implementation*

- i. Concept / preliminary drawings and a preliminary cost estimate for the Administrative Sanction stage.
- ii. Detailed design drawings and a detailed estimate, prepared in PRICE software as per the applicable Schedule of Rates, for the Technical Sanction stage.
- iii. Good-for-Construction (GFC) drawings for all urban design elements — paving, street furniture, signage, public-realm structures, and lighting layout — fully coordinated with structural, electrical, and other MEP inputs.
- iv. Coordination with local planning and development authorities to ensure design compliance with applicable building rules and Master Plan / zoning provisions.

3.2.2. Conservation Architects

3.2.2.1. *Technical Survey & Base Documentation*

- i. Detailed heritage documentation — measured drawings (plans, sections, elevations) of the existing heritage structure(s).
- ii. Photographic documentation and archival / historical research.
- iii. Condition assessment and structural distress mapping, undertaken jointly with the structural engineer.

- iv. Materials and construction-technique investigation — lime mortar, laterite masonry, timber framing and joinery, traditional roofing systems, murals, wood carving, and metalwork, as applicable.
- v. Significance assessment and a written statement of heritage / cultural significance.

3.2.2.2. *Analysis & Design*

- i. Conservation Philosophy and Approach Note, prepared with reference to the ASI Conservation Guidelines, the INTACH Charter, and, where relevant, recognised international charter principles, adapted to the specific structure and context.
- ii. Conservation / restoration design, including a structural stabilisation strategy developed jointly with the structural engineer, material-matched restoration detailing, and reversible-intervention design where required.
- iii. Adaptive reuse design, where the brief requires the heritage structure to be repurposed for tourism / visitor use, ensuring compatibility with the structure's heritage value and structural capacity.
- iv. Conservation Management Plan, including a phased intervention strategy and a long-term maintenance protocol.

3.2.2.3. *Documentation for Sanction & Implementation*

- i. Coordination and application support for heritage clearances from the Archaeological Survey of India and / or the State Department of Archaeology, local heritage / listing committees, and any other applicable heritage regulatory body.
- ii. Concept / preliminary drawings and a preliminary cost estimate for the Administrative Sanction stage.
- iii. Detailed conservation drawings, specifications, and a detailed estimate, prepared in PRICE software as per the applicable Schedule of Rates with rate analysis for specialist conservation items not covered by the standard schedule, for the Technical Sanction stage.

- iv. Good-for-Construction (GFC) drawings and detailed specifications for restoration / conservation works, including traditional-material specifications and craft / artisan skill requirements, coordinated with structural and MEP inputs.
- v. Supervision and certification of conservation work quality during execution, with particular attention to material authenticity and craftsmanship.

3.2.3. Landscape Architects

3.2.3.1. Technical Survey & Base Documentation

- i. Site and micro-climatic analysis — sun path, wind, drainage pattern, and flooding / tidal influence, where relevant to backwater or coastal sites.
- ii. Existing vegetation survey and tree inventory — species, girth, condition, and retention / removal recommendation.
- iii. Coordination of soil and hydrological assessment, including soil testing where required.
- iv. Coordination of topographic and contour survey.

3.2.3.2. Analysis & Design

- i. Landscape Master Plan — softscape and hardscape zoning, circulation, and visitor-experience sequencing.
- ii. Planting design and palette selection appropriate to Kerala's agro-climatic zones, prioritising native and regionally appropriate species.
- iii. Water-sensitive design for backwater, wetland, riverine, and coastal sites — water's-edge treatment, flood-resilient design, and sustainable drainage.
- iv. Hardscape detailing — paving, seating, pergolas, decks, and jetty / water's-edge structures, as applicable.
- v. Outdoor lighting and landscape furniture design.

- vi. Eco-tourism infrastructure design — nature trails, interpretation centres, viewing decks, and boardwalks, where applicable.
- vii. Sustainable material specification and irrigation / water-management strategy.

3.2.3.3. *Documentation for Sanction & Implementation*

- i. Concept / preliminary drawings and a preliminary cost estimate for the Administrative Sanction stage.
- ii. Detailed design drawings and a detailed estimate, prepared in PRICE software as per the applicable Schedule of Rates, for the Technical Sanction stage.
- iii. Coordination for Coastal Regulation Zone (CRZ) clearance and other environmental clearances applicable to backwater, coastal, or wetland sites.
- iv. Good-for-Construction (GFC) drawings for all landscape works — grading, planting, irrigation, hardscape, lighting, and signage within landscape zones — coordinated with structural and electrical inputs.
- v. Maintenance and post-establishment care manual for planted areas.

4. EMPANELMENT THEMES & CATEGORIES

4.1. The themes for empanelment of Consultants are as follows:

- I. Urban Design
- II. Conservation Architecture
- III. Landscape Architecture

4.2. Under each Theme, Applicants shall be empaneled under the following three (03) Categories based on Project Cost and Built-up Area.

Category	Project Cost Range	Nature of Projects
Category A	Above INR 50.00 Crore	Large scale projects
Category B	INR 05 Crore to INR 50.00 Crore	Medium scale projects
Category C	Up to INR 5.00 Crore	Small scale projects

4.3. The Applicants shall be empaneled as Consultants on the basis of the **theme-category combination** that they wish to apply for as part of this EOI.

5. ELIGIBILITY CRITERIA

Only the applications of those Applicants who satisfy the eligibility criteria specified in Section.5 of this IEOI document shall be taken up for further evaluation. The eligible Applicants shall thereafter be assessed strictly in accordance with the evaluation framework prescribed in Section.6 of this IEOI document.

5.1. General Criteria

1. The Applicant shall be a sole entity or Partnership firm registered under Indian Partnership Act,1932, Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008, a Company (Public or Private) incorporated under Companies Act,1956/2013, a Consortium or Joint Venture not exceeding two members. However, no Applicant applying as Sole entity or as a member of a Joint Venture/Consortium, as the case may be, shall be member of another Applicant or Consortium .The proof of incorporation shall be submitted along with the EOI.
2. The Applicant may also be a Startup entity recognized by the Department for Promotion of Industry and Internal Trade (DPIIT), Government of India, and falling under any of the above legal structures. A valid Startup Recognition Certificate shall be submitted along with the EOI.
3. The Applicant shall have valid GST and PAN registrations.
4. The Applicant or one partner of Firm shall have at least 01 (one) of the Partners registered under Council of Architecture (COA). Necessary Certificates in this regard shall be submitted along with the EOI.

5. The Applicant or at least one partner of the Firm shall be Post Graduate in the field of Urban Design/Conservation Architecture/Landscape Architecture or equivalent from a recognized college/ University and the Firm should also have other key personnel possessing a Master's degree in the relevant field/discipline, including Architecture, Conservation Architecture, Planning, Landscape Architecture, Engineering from a recognized College/ University. Such personnel should mandatorily have valid membership or registration with relevant professional bodies, as applicable, including but not limited to the Council of Architecture (CoA), Institute of Town Planners, India (ITPI), Institute of Urban Designers, India (IUDI) and Indian Society of Landscape Architects (ISOLA).
6. The Applicant shall have demonstrable experience in providing consultancy services in the design, planning, monitoring, and implementation of civil projects (the "Projects"). The experience shall include projects aligned with one or more of the thematic areas specified in Section.4 of this EOI. The Applicant shall provide details of such assignments along with supporting documentary evidence to establish its capability in the relevant domains.
7. The Applicant shall demonstrate the availability of qualified in-house professionals on its payroll in the allied disciplines required for the assignment as mentioned in the below table. The core disciplines listed below may be engaged either on a full-time or part-time basis, as applicable. The Applicant shall submit a certificate from the Authorized Signatory of the firm on its letterhead confirming the availability and mode of engagement of these resources. Detailed CVs of key professionals shall be furnished in the format specified in Annexure- IV. CVs not submitted in the prescribed format may not be considered for evaluation.

Sl. No.	Allied Discipline	Typical Mode of Engagement
1	Structural Engineering	Part Time/Associate
2	HVAC (Mechanical)	Part Time/Associate
3	Electrical Engineering	Part Time/Associate

4	Public Health & Plumbing Engineering	Part Time/Associate
5	Fire & Safety Engineering	Part Time/Associate
6	Interior Design	Part Time/Associate
7	Quantity Surveying & Costing — with working knowledge of PRICE software and the applicable DSR / State SoR	Part Time/Associate
8	Survey & Geotechnical Investigation	Part Time/Associate
9	Environmental & Statutory Clearances (CRZ, heritage, EIA, where applicable)	Part Time/Associate
10	Lighting Design (Landscape / Heritage night-lighting)	Part Time/Associate
11	Environmental Designers / Planners	Part Time/Associate

5.2. Technical Capacity

5.2.1. Category A (*For projects with cost more than INR 50 Crore*)

The Applicant-

- i. Shall have Minimum experience of 15 (Fifteen) years as Consultant out of which a minimum of 10 (Ten) years of experience should be as Consultant for Government/PSU works.
- ii. Shall within the last 05 (Five) years have
 - a. Completed at least 01 (One) project with cost not less than INR 50 Crores & built-up area not less than 20000m²;
 - Or
 - b. Completed at least 02 (Two) projects each having cost not less than INR 35 Crores & area not less than 14000m²;
- iii. Shall have completed at least 01 (One) Government/PSU project out of the projects being submitted as part of proving the eligibility.

- iv. Shall have completed at least 02 (Two) projects in the respective theme that they are applying for as per Section-4, out of the projects being submitted as part of proving the eligibility.

5.2.2. Category B (For projects with cost between INR 5 Crore to INR 50 Crore)

The Applicant -

- i. Shall have Minimum experience of 10 (Ten) years as Consultant out of which a minimum of 07 (Seven) years of experience should be as Consultant for Government/ PSU works.
- ii. Shall within the last 05 (Five) years have
 - a. Completed at least 01 (One) project with cost not less than INR 35 Crore & built-up area not less than 14000m²;

Or

 - b. Completed at least 02 (Two) projects each having cost not less than Rs. 25 Crore & area not less than 10000m²;

Shall have completed at least 01 (One) Government/ PSU project out of the projects being submitted as part of the proving the eligibility.

- v. Shall have completed at least 02 (Two) projects in the respective theme that they are applying for as per Section-4, out of the projects being submitted as part of the proving the eligibility.

5.2.3. Category C: (For projects with cost up to INR 5 Crore)

The Applicant -

- i. Shall have Minimum experience of 05 (Five) years as Consultant out of which a minimum 03 (Three) years of experience should be as Consultant for Government/ PSU works.
- iii. Shall within the last 05 (Five) years have
 - a. Completed at least 01 (One) project with cost not less than INR 3.5 Crore & built-up area not less than 1500m²;

Or

- b. Completed at least 02 (two) projects each having cost not less than INR 2.5 Crore & area not less than 1000m²;
- vi. Shall have completed at least 01 (One) Government/ PSU project out of the projects being submitted as part of proving the eligibility.
- vii. Shall have completed at least 02 (Two) projects in the respective theme that they are applying for as per Section-4, out of the projects being submitted as part of proving the eligibility.

5.3. Financial Capacity

5.3.1. Category A (For projects with cost more than INR 50 Crore)

- i. The average annual turnover (from professional fees) for the last 03 (Three) years (FY 2023-2024, 2024-2025 and 2025-2026) should be not less than INR 20 (Twenty) Crore.
- ii. Must have positive net worth for immediately preceding financial year (FY 2025-2026).

5.3.2. Category B (For projects with cost up between INR 5 Crore to INR 50 Crore)

- i. The average annual turnover (from professional fees) for the last 03 (Three) years (FY 2023-2024, 2024-2025 and 2025-2026) should be not less than INR 15 (Fifteen) Crore.
- ii. Must have positive net worth for immediately preceding Financial year (FY 2025-2026).

5.3.3. Category C: (For projects with cost up to INR 5 Crore)

- i. The average annual turnover (from professional fees) for the last 03 (Three) years (FY 2023-2024, 2024-2025 and 2025-2026) should be not less than INR 02 (Two) Crores.

- ii. Must have positive net worth for immediately preceding financial year (FY 2025-2026).

5.4. Relaxation for Startups

5.4.1. Notwithstanding anything contained elsewhere in this IEOI, Startups recognized by DPIIT shall be eligible for relaxation in prior experience and turnover requirements, subject to fulfilment of quality and technical specifications.

Such relaxation is granted in line with Rule 173 of the General Financial Rules (GFR), 2017 and Government of India procurement guidelines to promote innovation and participation of Startups.

5.4.2. Startups are eligible to apply for empanelment only under Category C, as specified in Section-4 of this IEOI.

5.4.3. The requirement of prior similar work experience may be relaxed for Startups. However, Startups shall demonstrate their capability through:

- i. Conceptual design portfolios, pilot projects;
- ii. Demonstrated technical expertise of key personnel;
- iii. Proof of execution capability such as collaborations, or proof-of-concept work.

5.4.4. Authority reserves the right to evaluate technical competence based on design capability, innovation, and team strength in lieu of past project experience.

5.4.5. The minimum average annual turnover requirement shall not be mandatory for Startups. However, the Startups shall demonstrate financial capability through:

- i. Having a positive Net worth over the immediate past financial year (FY 2025-2026) as evidenced by certificate certified by Statutory Auditor/ CA who audits the accounts of the firm.

- ii. Submitting proof of Funding support, venture capital, grant funding, or incubation support (if any), certified by Statutory Auditor/ CA who audits the accounts of the firm;

5.4.6. Authority reserves the right to seek additional documents or clarifications to assess financial capability of Startup applicants.

5.4.7. Save as expressly modified under Section 5.4, all clauses contained in Section 5.1 and elsewhere in this EOI shall continue to apply in full force and effect and shall be duly complied with by Applicants categorized as Startups.

6. SELECTION CRITERIA

6.1. The Authority shall evaluate the applications of Firms based on the expertise under the Section-4.and the categories listed under the Section-5, following are the parameters for evaluation:

Sl. No.	Parameters	Points
1	Organization & Experience	20 Marks
1a	<p>Qualified technical personnel/ consultants</p> <p><i>(Professionals in Structural Engineering, HVAC (Mechanical), Electrical Engineering, Public Health & Plumbing Engineering, Fire & Safety Engineering, Interior Design, Quantity Surveying & Costing, Survey & Geotechnical Investigation, Environmental and Statutory Clearances, Lighting Design and Environmental Designing / Planning)</i></p> <p>[01 (One) point for each qualified personnel subject to a Maximum of 10 Marks]</p>	10 Marks
1b	<p>Design Quality / Portfolio</p> <p>i) <u>Design Excellence</u> (4 Marks)</p>	10 Marks

	<ul style="list-style-type: none"> • Quality of design resolution, spatial planning, and functional efficiency across projects • Integration of urban, landscape, and/or conservation aspects <p>ii) <u>Innovation & Context Response</u> (4 Marks)</p> <ul style="list-style-type: none"> • Innovative, sustainable, and context-sensitive solutions • Ability to address complex urban, site, or heritage constraints <p>iii) <u>Recognition</u> (2 Mark)</p> <p>Relevant awards, competition wins, or publications (national/state level)</p> <p>Applicants shall submit a comprehensive portfolio in PDF format (to be included as Annexure VIII), clearly presenting: Selected project profiles with descriptions of scope and role, Key design features, innovations, and outcomes, Visual documentation including drawings, renderings, photographs, and diagrams, evidence of project completion and implementation where applicable.</p>	
2	Experience	80 Marks
2a	<p>Projects completed other than Government/ PSU projects and theme-based projects, during last 05 Years with project cost not less than:</p> <p>INR 50 Crores for Category A</p> <p>INR 35 Crores for Category B</p> <p>INR 3.5 Crores for Category C</p>	30 Marks

	(5 points for every project cost, not less than, limited to a maximum of 30 points)	
2b	<p>Government projects completed during the last 05 Years with project cost not less than:</p> <p>INR 50 Crores for Category A</p> <p>INR 35 Crores for Category B</p> <p>INR 3.5 Crores for Category C</p> <p>(5 points for every project cost, not less than, limited to a maximum of 25 points)</p>	25 Marks
2c	<p>Projects completed in the respective Theme opted by the Applicant from Section-4, with project cost not less than</p> <p>INR 50 Crores for Category A</p> <p>INR 35 Crores for Category B</p> <p>INR 3.5 Crores for Category C</p> <p>(5 points for every project cost, not less than, limited to a maximum of 25 points)</p>	25 Marks
	Total	100 Marks

6.2. Only those Applicants who scores a minimum of 50 (Fifty) marks shall be declared qualified and shall be empanelled in a theme-category combination.

6.3. Startups availing relaxation under Eligibility Criteria shall be evaluated based on technical capability, design approach, and key personnel credentials in lieu of past experience and turnover.

- 6.4. The Authority may call for empanelment of additional firms on a need-based basis at later dates, if required.
- 6.5. There is no remuneration offered for participating in the EOI & selection process.
- 6.6. **Participating Firms are not required to submit the Financial Offer at this stage.**

7. EOI NOTICE AND SCHEDULE

- 7.1. Interested Firms are advised to study this IEOI document carefully before submitting their proposals in response to the IEOI Notice.
- 7.2. Submission of a proposal in response to this notice shall be deemed to have been done after careful study and examination of this document with full understanding of its terms, conditions and implications.
- 7.3. Interested Firms may download the EOI document from the website on www.ktil.in.
- 7.4. Any subsequent corrigenda/ clarifications will be made available in the website www.ktil.in.

Schedule

Sl. No.	Information	Details
1	Date of Issue of IEOI Document	03 rd July 2026
2	Last date for submission of written / online queries for clarification	18 th July 2026
3	Last date of EOI Submission (the EOI Due Date)	03 rd August 2026, 5:00 PM
4	Opening of EOI	04 th August 2026

8. IMPORTANT INFORMATION FOR THE APPLICANTS

- 8.1 Applicant should submit copy of Permanent Account Number (PAN) in the name of the Applicant and in the name of all the Partners of the Firm/Directors of the

Company as the case may be or PAN of at least three partners/ Directors of the Firm/ company if the Partners/ Directors are more than three.

- 8.2 Applicant should submit Aadhaar No. of Applicant in the case of Sole entity or all the Partners of the Firm or Directors of the Company as the case may be. Aadhaar of at least three partners/ Directors of the Firm/ company if the Partners/ Directors are more than three.
- 8.3 Applicant should have valid GST Registration No. and submit copy of the same.
- 8.4 The Applicant shall furnish details of projects claimed under Technical Capacity strictly in the format prescribed in Annexure–III of this IEOI document. Each project cited in Annexure–III shall be supported by documentary evidence. Such evidence shall include, but not be limited to, copies of Work Orders, Agreements/Contracts, Completion Certificates, or any other relevant documents demonstrating the scope and successful execution of the assignment, as applicable. All supporting documents submitted shall be duly self-certified by the Statutory Auditor or Chartered Accountant. Projects not substantiated with adequate documentary proof, or not included in Annexure–III, shall not be considered for evaluation under Technical Capacity.
- 8.5 The Applicant shall furnish details of Financial Capacity strictly in the format prescribed in Annexure–VI of this EOI document for the last 03 Three) financial years, i.e., [FY 2023-2024, 2024-2025 and 2025-2026]. The information provided in Annexure–VI shall be supported by relevant documentary evidence, including but not limited to audited financial statements, Chartered Accountant certificates, net worth certificates, or any other applicable financial documents. All financial documents submitted shall be duly certified by a Chartered Accountant or the statutory auditor of the Applicant. In addition, documents shall be self-certified by the authorized signatory of the Applicant.
- 8.6 Applicants may apply separately for empanelment under **multiple theme–category combinations**, provided they meet the eligibility criteria for each such combination, and submit the respective Annexures and supporting documents for each application.

- 8.7 In the event of a EoI being submitted by a firm, it must be signed by a member or members of the firm having legal authority to do so and if called for, legal documentations in original in support thereon must be produced for inspection and in the case of Joint Venture / Consortium it must be disclosed that the Joint Venture / Consortium is duly registered.
- 8.8 Interested Applicants are expected to examine carefully all instruction, information, forms, annexure etc. Failure to comply with the requirement of documents shall be at the Applicant's own risk. Applications which are not substantially responsive to the requirement of the IEOI documents shall be summarily rejected.
- 8.9 Interested applicants seeking clarifications on the EOI documents may submit their queries before the last date of submission of queries pursuant to the table in Section-7. All such queries should be sent via email to office@ktil.in. The queries must be in the following format only and shall be titled '**Queries on EOI For Empanelment of Firms for Urban Design, Conservation and Landscape Architecture Consultancy in Upcoming Projects**'.

Sl. No.	PageNo.	ClauseNo.	Clause as per EOI document	Queries
1				
2				

The queries not submitted in format shall not be entertained and shall not be addressed.

- 8.10 The Authority shall endeavour to respond to the questions raised or clarifications sought by the Applicants. However, the Authority reserves the right not to respond to any questions or provide any clarification, in its sole discretion, and nothing in this clause shall be taken or read as compelling or requiring the Authority to respond to any question or to provide any clarification.
- 8.11 The Authority may also on its own, if deemed necessary, issue interpretations and clarifications to all Applicants. All clarifications and interpretations issued by

the Authority, shall be deemed to be part of the EOI. Verbal clarifications and information given by the Authority or its employees or representative shall not in any way or manner be binding on the Authority.

- 8.12 Any addendum thus issued will be uploaded in the website www.ktil.in.
- 8.13 By participating in the selection process all participating applicants shall agree in full to these Terms and Conditions
- 8.14 All applicants shall go through detailed guidelines and shall agree to abide by the conditions mentioned in this document. By participating in the selection process, all participating Firms shall deem to have agreed in full to these Terms & Conditions.
- 8.15 Any applicants found to have provided false information at any point - before, during or after the selection process, shall be liable for immediate disqualification.
- 8.16 Any applicant failing to observe the Terms & Conditions shall be declared ineligible and shall be liable to immediate disqualification at any point during the selection process.
- 8.17 The decision of the Authority for the selection process, shall be final and binding on all applicants and no disputes of any manner shall be entertained.
- 8.18 All Applicants shall be deemed to be aware of the risks and costs involved in doing so on their own initiative. The Authority shall not reimburse any expenses incurred. by the applicant of any nature. By participating in the selection process, it is deemed that all applicants shall indemnify the Authority and keep the Authority indemnified against any losses, expenses of any manner incurred by the Authority during the selection process whether tangible or intangible, direct or indirect.
- 8.19 All information made available to the Authority during the selection process shall be considered as confidential information. The Authority shall not use this information for any purpose other than for the selection process

- 8.20 Notwithstanding anything contained in this EOI document, the Authority reserves the right to accept or reject any Proposal and to annul or suspend the bidding process and reject all Proposals without assigning any reason hereof, at any time prior to the issuance of Letter of Empanelment (L.O.E.) without incurring any liability or consequences or any obligation to inform the affected parties of the grounds for rejection.
- 8.21 No applicant shall contact the Authority on any matter related to its application after the time of submission of application, unless requested so in writing. Any effort by applicant to influence the Authority in their decision in respect of evaluation will result in rejection of his/ their application.
- 8.22 The Authority reserves the right to seek clarifications and/or call for original supporting documents for verification, as deemed necessary, to cross-check the details furnished by the Applicant, including those pertaining to past executed projects, clients, and consultants. It is clarified that the determination of eligibility shall be based on the documents submitted along with the EOI. The Authority may, at its discretion, proceed with the evaluation without seeking any additional information or clarifications.
- 8.23 The information furnished in the EOI Document will be kept confidential.
- 8.24 The Empanelment with the Authority does not guarantee that any or all Consultants will be invited to bid for or be awarded any project/assignment as a consequence of empanelment.
- 8.25 The Authority shall issue separate Requests for Proposals (RFPs) for various upcoming projects, as and when required, for the selection of Consultants from the empanelled list constituted pursuant to this Expression of Interest (EOI).

9. SUBMISSION OF EOI

- 9.1 The Applicants shall submit **electronically** the Proposal with all pages numbered serially and by giving an index of submissions. Each page of the submission shall be digitally signed by the Authorized Representative of the Applicant as per the terms of the EOI.

9.2 In case the proposal is submitted based on the document downloaded from Official Website www.ktil.in, the Applicant shall be responsible for its accuracy and correctness as per the version uploaded by the Authority and shall ensure that there are no changes caused in the content of the downloaded document. In case of any discrepancy between the downloaded or photocopied version of the EOI and the original EOI issued by the Authority, the latter shall prevail.

9.3 The Application duly filled with all the requisite information, supporting documents and covering letter duly signed by Authorized Representative/ Signatory of the Consultancy firms shall be submitted online as email to office@ktil.in with subject clearly marked as '**Submission-EOI For Empanelment of Firms for Urban Design, Conservation And Landscape Architecture Consultancy in Upcoming Projects**' by the time and date as specified in the Schedule mentioned in Section.7 of this Eol document.

9.4 The proposal shall be submitted online through email to office@ktil.in on or before the EOI Due Date mentioned in Section-7.

9.5 EOIs that are submitted offline or manually shall not be accepted by the Authority under any circumstances.

9.6 Any Eol submitted by the applicant Firm after the deadline for submission of Eols will not be accepted in the Authority

9.7 No Eol shall be modified subsequent to the deadline for submission of Eols.

9.8 No Eol shall be withdrawn during the deadline for submission of EOIs.

10. RESULT OF EOI

10.1. The period of validity of empanelment shall be **03 (three)** years from the Effective Date of Empanelment.

10.2. After the expiry of 03 (three) years, the Authority has the option to renew the empanelment for additional 02 (two) years subject to renewal for one year at a time, with maximum of two years.

10.3. The empanelled Consultant may be required to furnish additional documents as deemed necessary by the Authority for the purpose of renewal.

10.4. The empanelled Consultants under Category A, Category B, and Category C shall be required to remit, within the stipulated time, an interest-free caution deposit of INR 25,000 (Rupees Twenty-Five Thousand only), INR 15,000 (Rupees Fifteen Thousand only), and INR 10,000 (Rupees Ten Thousand only), respectively, to the Authority by way of a demand draft drawn in favour of the Managing Director, KTIL, payable at Thiruvananthapuram. The deposit shall be retained for the duration of the empanelment period and shall be refunded, without interest, upon satisfactory completion of all obligations after the expiry of the empanelment period.

In the event of breach of any terms and conditions of the empanelment, non-performance, withdrawal from empanelment without prior approval, or failure to discharge assigned responsibilities to the satisfaction of the Authority, the caution deposit shall be liable to be forfeited, either in part or in full, at the discretion of the Authority.

11. DISPUTE RESOLUTION

11.1. For any dispute arising out of this EOI only the Courts in Thiruvananthapuram shall have jurisdiction to entertain such a dispute.

11.2. This document and all the interested parties participating in the selection process covered under this document shall be governed by the laws of Republic of India.

ANNEX-I: COVERING LETTER

(On letterhead of the applicant)

To

Managing Director,
Kerala Tourism Infrastructure Limited,
4th Floor, Vipanchika Towers,
Thycaud P.O., Thiruvananthapuram, Kerala 695014

Subject: EOI for Empanelment of Consultancy Firms for Urban Design,
Conservation and Landscape Architecture Consultancy in Upcoming
Projects

Dear Sir,

1. With reference to the EOI document dated, I/we, having examined the EOI document and understood its contents, hereby submit my/our application for the aforesaid EOI.
2. I/We acknowledge that the Authority will be relying on the information provided in the Application and the documents accompanying such Application, and we certify that all information provided in the Application is true and correct; nothing has been omitted which renders such information misleading; and all documents accompanying such Application are true copies of their respective originals.
3. This statement is made for the express purpose of getting empanelled as a Consultant with the Authority.
4. I/We shall make available to the Authority any additional information it may find necessary or required to supplement or authenticate the Application.
5. I/We acknowledge the right of the Authority to reject our Application without assigning any reason or otherwise and hereby waive our right to challenge the same on any account whatsoever.

6. I/We certify that in the last Three(03) years we have neither failed to perform on any contract, as evidenced by imposition of a penalty by an arbitral or judicial authority or a judicial pronouncement or arbitration award, nor been expelled from any project or contract nor have had any contract terminated for breach on our part.
7. I/We declare that:
 - a. I/We have examined and have no reservations to the EoI document, including any Addendum issued by the Authority
 - b. I/We have not directly or indirectly or through an agent engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice, or restrictive practice, in respect of any tender/EOI/RFP issued by or any agreement entered into with the Authority or any other public sector enterprise or any government, Central or State; and
 - c. I/We hereby certify that we have taken steps to ensure that, no person acting for us on our behalf has engaged or will engage in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice.
8. I/We understand that you may cancel the EOI Process at any time and that you are neither bound to accept any Application that you may receive nor to invite the Applicant(s) to submit their Application for the EOI, without incurring any liability to the Applicant (s).
9. I/We believe that my/our firm satisfy(ies) the Average Annual Turnover criteria and meet(s) all the requirements as specified in the EoI document and are/is qualified to apply.
10. I/We declare that I/we are not a member of any other entity applying for Empanelment.
11. I/We certify that in regard to matters other than security and integrity of the country, I/we have not been convicted by a Court of Law or indicted or adverse orders passed by a regulatory authority which could cast a

doubt on my/our ability to undertake the Project or which relates to a grave offence that outrages the moral sense of the community.

12. I/We further certify that in regard to matters relating to security and integrity of the country, I/we have not been charge-sheeted by any agency of the Government or convicted by a Court of Law.
13. I/We further certify that no investigation by a regulatory authority is pending against our Associates or against our CEO or any of our Directors/Managers/employees.
14. I/We undertake that in case due to any change in facts or circumstances during the empanelment Process, we are attracted by the provisions of disqualification in terms of the provisions of this EO; we shall intimate the Authority of the same immediately.
15. I/We undertake that we have not have ever been debarred/blacklisted by any Central/State Government/PSUs.
16. I/We hereby irrevocably waive any right or remedy which we may have at any stage at law or howsoever otherwise arising to challenge or question any decision taken by the Authority in connection with the Empanelment or in connection with the selection/Empanelment Process itself, in respect of the above-mentioned Project and the terms and implementation thereof.

Yours Sincerely,

Authorized Signatory

Name & Title of the Signatory

Name of the Firm

Address:

ANNEX-II: DETAILS OF THE APPLICANT

(On Letterhead of the Applicant)

- i. Name:
- ii. Address of the Corporate headquarters and its branch office(s) in India:
- iii. Type of Firm Sole entity/ Public/ Private/ Partnership/ LLP / JV/ Consortium etc.):
- iv. Date of incorporation and/or commencement of business (in the case of applicant being a Start Up – Certificate of recognition as Start up issued by Central Government)
- v. Brief description of the applicant including details of its main lines of business and proposed role and responsibilities in this Project:
- vi. Details of Income Tax registration:
- vii. Details of GST registration:
- viii. Details of individual(s) who will serve as the point of contract/communication for the Authority:
 - a. Name:
 - b. Designation:
 - c. Company:
 - d. Address:
 - e. Telephone Number:
 - f. E-Mail Address:
 - g. Fax Number:
- ix. Particulars of the Authorized Signatory of the Bidder(s):
 - a. Name:
 - b. Designation:
 - c. Address:
 - d. Phone Number:
 - e. Fax Number

Yours Sincerely,

Authorized Signatory

Name & Title of the Signatory

Name of the Firm & Address:

**ANNEX-III: TECHNICAL CAPACITY
Summary of Major Completed Projects**

Theme applying for:

Category

S.No.	Name of Project & Location	Name of the Client	Project Cost (INR Crore)	Date	
				Start	Completion

Use additional rows if required

Note: Supporting documents such as work orders, completion certificates duly certified by CA/ Statutory Auditor/Client must be attached in the same order as mentioned in this list.

Yours Sincerely

Authorized Signatory

Name & Title of the Signatory

Name of the Firm

Address:

2.

ANNEX-IV: CV FORMAT

POSITION PROPOSED:

1. Name

2. Surname:

3. Date of Birth:

4. Profession:

5. Nationality:

6. Educational qualification:

7. Membership of Professional Associations:

8. Other Training:

9. Countries of Work Experience:

10. Languages:

11. Employment Record:

From- To

Employer:

Position Held:

Summary:

12. Work undertaken that best illustrates the experience in the related themerelated or any similarworks (clearly showing role played, duration of input, complexity of work undertaken, and core competencies)

Name of assignment or project:

Year:

Location:

Client:

Main Project Features:

Positions held:

Activities performed:

*The order of the CVs should match the order in the Overview list mentioned in Annexure V.

*Use separate form for each Resource Personnel.

*Each page of the CV shall be signed in ink and dated by both the Personnel concerned and by the Authorized Representative of the Applicant firm along with the seal of the firm.

*Photocopies will not be considered for evaluation.

**ANNEX-V: BRIEF PROFILE OF TEAM MEMBERS
AND THEIR EXPERIENCE**

Sl. No.	Name of Key Personnel*	Designation	Qualifications	Years of Experience	Name of Projects undertaken

Use additional rows if required

Yours Sincerely

Authorized Signatory
Name & Title of the Signatory
Name of the Firm:
Address:

**Note: Salary slips pertaining to past One (01) year shall be furnished as proof of the personnel(s) being on pay-roll of the Applicants.*

ANNEX-VI: FINANCIAL CAPACITY

(To be certified by the Statutory Auditor of the Company. To be filled individually for separate Categories)

1. Turnover related data

We the statutory auditors of M/s hereby certify that the annual turnover of M/s residing at for the past three years are given below:

All figures in INR Cr.

Description	Past three financial years (Audited accounts)		
	FY 2023-24	FY 2024-25	FY 2025-26
Total Turnover			
Average Annual Turnover			

2. Net Worth related as on 31st March 2026

All figures in INR Cr

Description	Amount (in INR Cr.)
Subscribed Share Capital	
(add) Paid up Share Capital	

(add) Free Reserves	
(Subtract) (Revaluation reserves + Miscellaneous Expenditure+ Expenditure not written off+ accrued liabilities)	
Net-worth	

Certificate from the Statutory Auditor

Name of Authorized Signatory

Designation

Seal of Audit firm

Note:

The Applicant shall submit audited annual reports (financial statements: balance sheets, profit and loss account, notes to accounts etc.) in support of the financial data duly certified by statutory auditor/s. In case, company does not have statutory auditor/s, it shall be certified by the chartered accountant that ordinarily audits the annual financials of the company.

ANNEX-VII: SELF DECLARATION

Date:

To,

Managing Director,

Kerala Tourism Infrastructure Limited,

4th Floor, Vipanchika Towers, Government Guest House Junction,

Thycaud P.O., Thiruvananthapuram, Kerala 695014

Subject: Self- Declaration for EOI for Empanelment of Firms for Urban Design,
Conservation and Landscape Architecture Consultancy in Upcoming
Projects

Dear Sir/Madam,

I/We hereby declare that as of date, M/s. _____ is not blacklisted by any State/ Central/Local Government or Quasi-government entity, Department, Agency, Corporation, Body, or PSU in India for breach of any applicable law or violation of regulatory prescriptions or breach of Agreement/Contract.

I/We hereby declare that as of date, _____ has neither failed to perform on any agreement, as evidenced by imposition of a penalty by an arbitral or judicial authority or a judicial pronouncement or arbitration award against the Applicant, nor been expelled from any project or agreement or have had any agreement terminated for breach.

Sincerely Yours,

(Signature of Authorized Signatory)

Name: _____

Title: _____

**ANNEX-VIII: DESIGN QUALITY/ PORTFOLIO OF APPLICANT IN THEIR
COMPLETED PROJECT WORKS**

**To be submitted as a PDF in accordance with the criteria mentioned in Clause
6.1- 1(b) of this EOI document.**



ANNEXURE IX: EMPANELMENT CERTIFICATE FORMAT

(on the letter head of KTIL)

KERALA TOURISM INFRASTRUCTURE LIMITED (KTIL)

Office Address

**Registration for Empanelment for Consultancy in Urban Design/Conservation
Architecture/ Landscape Architecture**

Pursuant to the Expression of Interest (EOI) issued from this office No
dated

M/s

is empanelled as Urban Design/ Conservation Architecture/ Landscape Architecture
Consultant for participation in tender process for projects on Urban Design/
Conservation Architecture/ Landscape Architecture under KTIL.

Name of Agency –

Address –

Email –

Mobile No. –

The empanelment will remain valid for 03 (Three) years from the date of
empanelment by this certificate.

Place:

Date: