



**LIFE INSURANCE CORPORATION OF INDIA**  
**Engineering Dept., Western Zonal Office, 1<sup>st</sup> floor,**  
**"Yogakshema", Jeevan Bima Marg, Mumbai – 400 021.**  
**Tel.: 022-22820291, 22822261, 66598096**  
**E-mail: wz\_engg@licindia.com; wz\_enggmddc@licindia.com**  
**website : www.licindia.in /tenders**

### **Notice Inviting Tender**

**Appointment of Architect-cum-Consultant for Providing Architectural & Consultancy Services for Proposed Development of Jeevan Uddhar Plot bearing CTS No.1378, 1379, 1450 and 1451 of Eksar Village, JBNT Colony Borivali (West), Mumbai.**

Life Insurance Corporation of India invites e-bids through website <http://www.tenderwizard.com/LIC> from eligible bidders for the following works as per the details given below:

Bid Document No.	LICI/WZO/ENGG/JBNT/JU./2025-26/51	Dt.13.10.2025
Name of work	<b>Appointment of Architect-cum-Consultant for Providing Architectural &amp; Consultancy Services for Proposed Development of Jeevan Uddhar Plot bearing CTS No.1378, 1379, 1450 and 1451 of Eksar Village, JBNT Colony Borivali (West) Mumbai.</b>	
Description of Works	Design and Development of Conceptual plan, preparation of Architectural drawings which includes Sanitary works, Electricals works, Lifts, Firefighting Services, Fire Alarm System, STP, WTP, DG sets, Internal and External services, sub Sub-stations, Solar PV/Water heating system, Low voltage systems, External Site Development, Common areas finishing, landscape, Roads & services etc <b>as per Scope of work</b> and getting approval from local municipal authority including NOC's from all other statutory authorities etc.	
Estimated Cost	<b>₹ 16.65 Lakhs (Excluding GST)</b>	
Sale Period (Downloading)	<b>13.10.2025; 15:01 Hrs To 29.10.2025 up to 17:30 Hrs</b>	
Uploading of Pre Bid queries	Till 20.10.2025 up to 17.00 hrs in the form of E-mail to <a href="mailto:wz_engg@licindia.com">wz_engg@licindia.com</a>	
Pre-bid Meeting	24.10.2025; 11:00 Hrs Engineering Dept, LIC, WZO, Mumbai	
Online Bid submission closing date & time	<b>29.10.2025 up to 23:59 Hours</b>	
Physical submission of Bids, Tender Fee & EMD closing date & time	<b>30.10.2025 up to 11:00 Hrs</b>	
Opening of EMD, Tender Fee & Prequalification Bid (in sealed envelope)	<b>30.10.2025 at 11:30 Hrs</b>	
Earnest Money Deposit	<b>₹ 33,300 /- (Thirty Three Thousand Three Hundred Only)</b>	
Tender fee	<b>₹ 1000/- + 18% GST {Non refundable} = (Rs. 1180/-)</b>	

Minimum Eligibility Criteria.	<p><b><u>A. Work Experience:</u></b></p> <p><b>1)</b> Experience of having provided Architectural cum Consultancy Services of Similar Nature of projects successfully completed during the past 7 years as on 31<sup>st</sup> March 2025:</p> <p>a. Three similar works each BUA not less than or equal to <b>5,866 Sqft.</b></p> <p style="text-align: center;"><b>OR</b></p> <p>b. Two similar works each BUA not less than or equal to <b>7,333 Sqft.</b></p> <p style="text-align: center;"><b>OR</b></p> <p>c. One similar work BUA not less than or equal to <b>11,732 Sqft.</b></p> <p><b>2)</b> Experience of preparing master plan of Office, Institutional Commercial and Residential plot having area: at least as per below:</p> <p>a. At least one work with plot area of <b>6,413 Sqm.</b></p> <p style="text-align: center;"><b>OR</b></p> <p>b. At least two works with plot area of <b>4,008 Sqm.</b></p> <p><b><u>B. Financial Strength:</u></b></p> <p><b>1. Average Annual Financial Turn Over:</b> The Applicant should have Average Annual Financial Turn Over of not less than <b>₹ 8.33 Lakhs</b> of Architect/Consultancy works in considering the financial outlay during the past five years. Best of Three, out of 5 years shall be considered.</p> <p><b>2. Solvency/ Banker Certificate or Net worth Certificate (any one to be submitted):</b> Solvency/ Banker Certificate submitted to be at least for <b>₹ 6.66 Lakhs</b> and should not be older than <b>One year</b> from the last date of submission of Bid.</p> <p style="text-align: center;"><b>– or –</b></p> <p>Net worth Certificate of minimum <b>₹ 1.70 Lakhs</b> issued / certified by Chartered Accountant.</p>
Contact E-mail	<b>wz_engg@licindia.com</b>

Note: Detailed tender notice (NIT) and Bid documents are available for download on tender portal <http://www.tenderwizard.com/LIC> from 13.10.2025 to 29.10.2025.

Any addendum/corrigendum/sale date extension in respect of above tender shall be issued only on website: <http://www.tenderwizard.com/LIC> and no separate notification shall be issued in the press.

**Dated: 13.10.2025**

**CHIEF ENGINEER (PROJECTS)**