

AI ASSETS HOLDING LIMITED

Tender No: AIAHL/CP&M/Architect/2025-26/04

Date: 07.07.2026

Sub: Consultancy Services for the work of “Construction and Development of Hangar along with Annexe Building & other Allied Facilities such as HVAC & Fire Fighting etc. at IGI Airport New Delhi.”

Sealed tenders are invited to provide specialized comprehensive consultancy services from reputed, experienced, and eligible consultancy firms having in-house design teams for Structure, PEB, HVAC, Firefighting, Architecture, Electrical, IT, Plumbing & ETP etc and have experience in construction & development of hangar along with annexe building and other allied facilities etc. at airports. Preference will be given to those who have carried out work of Paint Hangar in aviation sector for Airports/ Airlines.

Application Form/ Tender may be obtained from the office of Chief of properties & Monetization, 2nd Floor, AI Administration Building, Safdarjung Airport, New Delhi- 110003 Or can be downloaded from the website: www.aiahl.in & www.aiesl.in free of cost w.e.f. 9th July 2026 to 20th July 2026 till 3 p.m.

The Applicants are required to sign all the pages of this Application Form/ Tender Document.

2. Scope of Consultancy Services

The consultancy firms will be required to provide, but not limited to, the following services for various works of varying scales and complexities:

- **Surveys and Planning:** Study of location of the Hangar and existing MEP services & infrastructures
- **Feasibility Studies:** Technical and financial viability assessments.
- **Master Planning:** For large-scale developments.
- **Architectural Design:** Conceptualization, preliminary design, detailed design, working drawings, 3D visualizations, Virtual Reality (VR), approval required for construction of hangar
- **Structural Design:** Complete in-house structural design of hangar structure including annexe building with roof/foundation etc load analysis with all designing parameters.
- **PEB:** Complete in-house design facilities of Pre-Engineered Building.
- **MEP Services:** Complete in-house designing of Mechanical, Electrical, IT, Firefighting, Plumbing/ Drainage/Sewage and Effluent Treatment Plant and any other services required
- **Interior Design:** Planning and design of interior spaces.
- **Statutory Approvals:** Assistance in obtaining necessary approvals from local authorities.
- **Supervision:** Periodic site visits and guidance during the progress of work/construction.
- **Cost Estimation & BOQ:** Preparation of tender document, detailed estimates along with bill of quantities preliminary estimate for budgetary approvals, evaluation of technical bids and certification of vender’s bills.
- **Post-Construction Services:** submission of As-built drawings etc. to AIAHL.

3. Eligibility Criteria

Applicants must meet the following minimum criteria to be considered for empanelment:

- **Legal Status:** The applicant should be a Proprietorship Firm, Partnership Firm, Limited Liability Partnership (LLP), or Private Limited Company registered in India.
- **Experience:**
 - Minimum 10 years of experience in providing consultancy services having in-house design teams for Structure, PEB, HVAC, Firefighting, Architecture, Electrical, IT, Plumbing & ETP etc and have experience in construction & development of hangar along with annexe building and other allied facilities of painting etc at airports. Preference will be given to those who have carried out work of Paint Hangar in aviation sector for Airports/ Airlines.
 - Should have successfully completed / handled at least 02 projects of similar nature and complexity particularly in paint hangar (e.g., building/structure including interior, MEP, HVAC and IT works) of total project value exceeding 50 Crores each in the last 05 financial years. The consultancy firm should have minimum two work order of value not less than 1.00 Crore for their professional charges during last 05 years (to be enclosed with Technical Bid). AIAHL may call the intending applicants for a live presentation.
- **Financial Turnover:** Average annual financial turnover from consultancy services should be at least INR 08 Crores during the last 03 financial years.
- **Technical Staff:** The firm must have adequate in-house team of qualified and experienced technical personnel, including Architects, Engineers (Structural, PEB, MEP), Interior Designers, etc. The consultancy firm must have in- house team for the entire hangar work, MEP and all other services including quality control and project management/monitoring team. The details to be submitted along with their qualifications and experience for each staff.
- **No Blacklisting:** The applicant should not have been blacklisted by any Central/State Government Department, Public Sector Undertaking, or any other client in India. An undertaking in this regard should be submitted.
- **Statutory Compliance:** Must have valid GSTIN, PAN, and other statutory registrations as applicable.

4. Application Process

Interested eligible Consultancy Firms are required to submit their Applications/ Tender in two envelopes. The eligibility documents like experience and financial statements etc and all other documents will be in a sealed **Envelope 1** while **Envelope 2** will have only Financial Bid (which will be opened later of only those applicants who have qualified the prescribed eligibility criteria given in the application form), These both Envelops will be put in a **Master Sealed Envelope** clearly superscribed "Application for providing Consultancy Services".

The completed tender document duly filled in and complete in all respects will be submitted at the address mentioned below:

Chief of Properties & Monetization,
AI Assets Holding Limited,
2nd Floor, AI Administration Building,
Safdarjung Airport, New Delhi- 110003

5. Technical Bid- Envelope I

The application must include the following documents:

- **Covering Letter:** On the firm's letterhead, expressing interest in empanelment.
- **Firm Profile:** Self-attested copies of detailed profile of the firm, including its organizational structure, key personnel with their qualifications and experience, and infrastructure.
- **Registration Certificates:** Self-attested copies of firm registration certificate (if applicable), PAN, GSTIN.
- **Experience Certificates/Work Orders:** Self-attested copies of work-orders/completion certificates for projects undertaken, clearly indicating project scope, value, and client details. The consultancy firm should have minimum two work order of value not less than 1.00 Crore for their professional charges during last 05 years (to be enclosed with Technical Bid).
- **Financial Statements:** Balance Sheet and Profit & Loss Account for the last 3 financial years duly certified by the Chartered Accountant (to be enclosed).
- Self- attested copies of IT Return for last 03 financial years (to be enclosed).
- **Affidavit:** A self-declaration/affidavit stating that the firm has not been blacklisted by any government or public sector organization.
- **Undertaking:** An undertaking that all information provided is true and accurate.
- **Any other relevant documents** as deemed necessary by the applicant to support their eligibility.

6. Financial Bid- Envelope II

This envelope will contain Financial Bid only.

7. Evaluation Criteria

Applications will be evaluated based on the following criteria:

- **Firm's Experience & Track Record:** Number and value of relevant projects completed.
- **Technical Competence:** Qualifications and experience of key personnel.
- **Financial Soundness:** Based on the submitted financial statements.
- **Infrastructure & Resources:** Availability of necessary software, hardware, and office space.
- **Presentation & Completeness of Application:** Adherence to submission requirements.
- **Reputation & References:** (If applicable, the Organization may seek references).

AIAHL reserves the right to visit the applicant's office premises for verification and assessment and may also seek to arrange the visit to the project executed by the Consultancy Firm.

8. Terms and Conditions

- The submission of tender is not a guarantee of work. Work will be allotted based on the specific project requirements, firm's expertise, capacity, and competitive bidding/negotiation among eligible firms.
- AIAHL reserves the right to accept or reject any or all applications without assigning any reason whatsoever.
- AIAHL reserves the right to modify the terms and conditions or cancel the process at any stage without prior notice.
- Applicants will bear all costs associated with the preparation and submission of their applications.
- Any form of canvassing will lead to disqualification
- The decision of the AIAHL regarding selection of consultancy firm shall be final and binding.
- The selected firms will be required to sign a Non-Disclosure Agreement (NDA) and adhere to AIAHL's policies and guidelines.
- Disputes, if any, shall be subject to the jurisdiction of courts in Delhi.

9. Mode and Address for submission of the Application Form & Financial Bid:

The applicants are required to submit their Applications/ Tender in **a Master Sealed Envelope** along with **Financial Bid- Cover II in a Separate Sealed Envelope**, clearly superscribed "Application for Consultancy Services" to the address given below.

(Please Note that Financial Bid- Cover II to be submitted in a separate sealed envelope clearly marked " Financial Bid-Cover II for Consultancy Services ")

Chief of Properties & Monetization,
AI Assets Holding Limited,
2nd Floor, AI Administration Building,
Safdarjung Airport, New Delhi- 110003

Last Date & Time for Submission of Applications/ Tender: 21st July at 1500 hrs.

Date & Time for Opening of Applications/ Technical bids (i.e., Master Sealed Envelope): 21st July 2026 at 150 hrs.

8. Date of Opening of Financial Bid- Cover II:

Financial Bids of consultancy firms who have qualified the prescribed eligibility criteria will only be opened later after scrutiny of their applications/ tenders. The date & time for opening of Financial Bid – Cover II will be intimated to the successful parties through email.

9. Disclaimer

This Notice Inviting Tender (NIT) is an invitation for empanelment. AIAHL reserves the right to amend, withdraw, or cancel this NIT at any stage without incurring any liability to the applicants.

For Chief of Properties & Monetization,
AIAHL

Financial Bid- Envelope II

(To be submitted in a sealed envelope on the letterhead of the Consultancy Firm duly signed by the Applicant at the bottom with seal of the Consultancy Firm.)

Scope of Work	Percentage Professional Fee on Project Cost (excluding GST)
<p>The selected consultancy firm will be responsible for providing a full range of services, including but not limited to:</p> <ul style="list-style-type: none"> • Feasibility Studies and Conceptual Design. Site visits and detailed assessment of existing location and its conditions. • Development of design concepts, space planning, and preliminary layouts including Structural Designing of the hangar and annexe building • Preparation of design briefs and functional requirements in consultation with AIAHL. Cost estimates (preliminary). • Detailed Design and Documentation: Preparation of detailed architectural drawings including MEP & other services (floor plans, elevations, sections, reflected ceiling plans, etc.). • Detailed interior design drawings, including furniture layouts, material specifications, finishes, and colour schemes. • Development of detailed specifications for all works, materials, and finishes. • Designing of Mechanical, electrical, plumbing (MEP) services, IT, Firefighting, Plumbing/Drainage/Sewerage and Effluent Treatment Plant or any other services required • Preparation of detailed estimates and Bill of Quantities (BOQ) for all architectural and interior works and other services. • Preparation and submission of drawings and documents for obtaining necessary statutory approvals from relevant authorities (e.g., municipal corporation, fire department, etc.) and follow-up until approval is granted. • Structural designing of all structural elements, roof, foundation etc: • Preparation of tender documents. • Evaluation of bids received from contractors. • Assistance in contractor selection. • Construction Supervision and site visit occasionally • Regular site visits to ensure adherence to design, specifications, and quality standards. • Review and approval of shop drawings and material samples. • Certification of contractor's bills. • Resolution of site-related issues. • Overall project monitoring to ensure timely completion within budget. • Post-Construction Services: • Preparation of "as-built" drawings for submission to AIAHL. • Any other services as required for the subject work. 	

For Chief of Properties & Monetization, AIAHL