

Evaluation Criteria

	Total 200 marks	Poor	Average	Good	Very Good	Excellent	
		30%	50%	70%	90%	100%	
A1	Method Concept /Development Brief/ minimum requirement (10 marks)						
a.	Method Concept (5)						
b.	Development Brief (5)						
Sub Total A1							
A2	Overall architecture and design (55 marks)						
a.	Aestheticism – state of art (10)						
b.	Orientation (2)						
c.	Space Relationship (5)						
d.	Social and Environmental Impact (1)						
e.	Toilet facilities (3)						
f.	Adequate lighting – street, yard lighting (3)						
g.	Other Services/Facilities (15) (Drainage/Utilities/Security)						
h.	Architectural features embracing local context (7)						
i.	Public Realm (7)						
j.	Food Court (2)						
Sub Total A2							
A3	Site Utilisation (15 marks)						
a.	Exit/Entrance (3 marks)						
b.	Landscaping (8 marks)						
c.	Topographical use of Land/Site Utilisation (2 marks)						
d.	Survey and Pictures (2 marks)						
	Pictures/Sketches showing interrelationship of new development with existing environment (Integration)						
Sub Total A3							

Evaluation Criteria

	Poor	Average	Good	Very Good	Excellent	
	30%	50%	70%	90%	100%	
Conformity to transportation norms (20 marks)						
Traffic Management (15)						
Movement of Pedestrians (5)						
Sub Total A4						
Green Architecture and Sustainable and Eco-friendly Design (20 marks)						
Green architecture(10)						
Sustainability in terms of Energy Efficiency (10)						
Sub Total A5						
Risk Assessment (10 marks)						
Sub Total A6						
Total A						
Financial Capacity						
			Marks			
B	Ability of the promoter to fund and complete the project with minimum financial risk (30 marks)					
a.	Documentary evidence of Promoter's past Corporate and Financial Performance (Financial capacity to undertake such projects) (7)					
b.	Financing Guarantee for the project execution (at least Rs 800M) (10)					
c.	Project Financing Risk Assessment (Liquidity Assessment – Capital Structure Equity/Debt) (10)					
d.	Grade 'A+' Contractor (3)					

Evaluation Criteria

Total B			
Qualifications and Experience			
C	The promoter's relevant qualifications and experience in the field of property development, operation and management (25 marks)		
C1	1 Registered and experienced professional firm (2 marks) (MR)		
(i)	Architect (0.5)		
(ii)	Civil Engineer (0.5)		
(iii)	Mechanical/Electrical/Plumbing Engineer (0.5)		
(iv)	Quantity Surveyor (0.5)		
(v)	Heritage Expert (0.5)		
(vi)	Urban Planner (0.5)		
(vii)	Transport Planner (0.5)		
(viii)	Any other relevant expert (0.5)		
Sub Total C1 (6 marks)			
C2	Skills – Self and/or Sub-Contractor		
	Building and Civil Engineering Construction Works		
Sub Total C2 (5 marks)			
C3	Organisational Chart describing the internal structure of the organization		
Sub Total C3 (2 marks)			
C4	References		
(i).	References for Projects over past years		
Sub Total C4 (4 marks)			
C5	Oral and 3D Presentation		
(i).	Conformance to Proposal (3)		
(ii).	Concept and Preliminary Design (2)		
(iii).	Methodology for implementation (1.5)		
(iv).	Day-to-day operation (1.5)		
Sub Total C5 (8 marks)			
Total C			
D	Implementation		
a.	Within 24 months (10)		
b.	More than 24 months and less or equal to 30 months		
c.	25 months (7)		
d.	26 months (6)		
e.	27 months (5)		
f.	28 months (4)		
g.	29 months (3)		
h.	30 months (2)		
i.	Above 30 months (0)		
j.	Gantt Chart (Realistic) (5)		
Total D (15 marks)			