

मुख्य कार्यालय, विरार  
यशवंत नगर, विरार (प.),  
ता. वसई, जि. पालघर- ४०१ ३०३.



दूरध्वनी -०२५०२५२५१०१/०२/०३/०४/०५/०६  
फॅक्स : ०२५०-२५२५१०७  
ई-मेल : [vasaivirarcorporation@yahoo.com](mailto:vasaivirarcorporation@yahoo.com)

जा.क्र. :- व.वि.श.म./बांध/854/2025-26

दिनांक :- [26/09/2025](#)

## VASAI VIRAR CITY MUNICIPAL CORPORATION

Office of the City Engineer

### EXPRESSION OF INTEREST (EOI)

#### Consultancy Services for Designing a 400-Bed Multispecialty Hospital at Achole

The City Engineer, Vasai Virar City Municipal Corporation (VVCMC), on behalf of the Hon. Commissioner Cum Administrator, invites Expression of Interest (EOI) from reputed and experienced Consultants/Architects for providing Architectural and Consultancy Services for the proposed 400-bed Multispecialty Municipal Hospital to be constructed on land bearing Survey No. 6, Village: Achole, under Prabhadg Samiti "D" Achole .

### Background

The Vasai-Virar City Municipal Corporation (VVCMC) was established in the year 2009 by merging four erstwhile Municipal Councils along with 53 surrounding villages. As per the Census of 2011, the population of the Municipal Corporation area was 12.23 lakhs, while the present estimated population has approximately crossed 25 lakhs. The total area of the Corporation is 319.39 sq. km, adjoining the Brihanmumbai Municipal Corporation limits and falling within the Mumbai Metropolitan Region Development Authority (MMRDA) jurisdiction.

The Development Plan of the Vasai-Virar Sub-Region was approved by the Government on 09/02/2007, and vide Notification dated 21/02/2015 published by the Urban Development Department, Mantralaya, Mumbai in the Maharashtra Government Gazette, the Corporation has been designated as the **Special Planning Authority** under the provisions of the Maharashtra Regional and Town Planning Act, 1966 for 21 villages situated outside the Municipal Corporation limits.

## Need of the hour

The pace of urbanization in the Vasai–Virar Municipal Corporation region is very rapid, and the population is also increasing significantly.

At present, the healthcare facilities within the municipal limits are **limited in capacity, fragmented in services, and inadequate to meet tertiary healthcare needs**. Many citizens are compelled to depend on **private hospitals** or travel long distances to Mumbai and Thane for advanced treatment. This places a significant **financial burden on low- and middle-income households**, who form the majority of the city’s population.

The growing incidence of **non-communicable diseases (diabetes, hypertension, cardiac ailments)**, recurring **infectious disease outbreaks (malaria, dengue, seasonal flu)**, as well as the demand for **maternal and child health services** highlight the urgent requirement for expanded medical infrastructure. Additionally, **emergency and trauma care services** are inadequate for a fast-growing urban and industrialized city, where road accidents and occupational hazards are common.

In this context, the VVCMC proposes to establish a **400-bed Multispecialty Public Hospital** at Survey No. 6, Village Achole, within the jurisdiction of Prabhag Samiti “D” Achole. The hospital will:

- Provide **affordable, accessible, and quality healthcare** to the citizens of Vasai–Virar, particularly the urban poor and vulnerable groups.
- Reduce dependency on private healthcare providers and minimize the financial hardship of costly treatments.
- Act as a **referral tertiary care facility** for surrounding municipal and rural areas in the MMR.
- Support the Government’s objectives under the **National Health Mission (NHM)** and in compliance with **Indian Public Health Standards (IPHS)**.

Thus, the proposed 400-bed multispecialty **public hospital** is a **critical civic necessity** and an important step towards ensuring **health equity and social justice** in Vasai–Virar.

## Scope of Work:

The selected Consultant / Architect shall provide **end-to-end consultancy services**, including but not limited to:

1. **Master Planning & Conceptual Design**
  - Site analysis, zoning, and master layout plan
  - Greenfield hospital planning as per **NBC, IPHS, NABH guidelines**
2. **Architectural & Engineering Design**
  - Detailed architectural drawings

- Structural design
  - MEP services (Electrical, HVAC, Plumbing, Firefighting, IT/IBMS)
  - Sustainable and energy-efficient design (Green Building norms)
- 3. Hospital-Specific Planning**
- Functional layouts for OPD, IPD, Emergency, Diagnostics, ICU, OT complex
  - Infection control measures, patient & staff movement planning
  - Integration of medical equipment and utilities □
- 4. Approvals & Compliance**
- Liaison with statutory bodies for approvals
  - Fire NOC, Environmental clearance (if required), other permits
- 5. Project Documentation**
- Preparation of DPR (Detailed Project Report)
  - BOQs, Cost Estimates, Technical Specifications
  - Tender documents & bid evaluation support
- 6. Project Management Support**
- Periodic site visits and supervision during construction
  - Quality control, timelines, and compliance monitoring

## Eligibility Criteria

A balanced set of criteria that ensures **quality but not over-restriction**:

- 1. Registration:** Must be registered Architect (COA) or Engineering Consultant (licensed with relevant professional body). Consortiums allowed.
- 2. Experience:**
  - Minimum **05 years' experience** in architectural/engineering consultancy.
  - Must have completed **at least 1 hospital projects of 200 beds or more** in the last **05** years.
- 3. Financial Capacity:** Average annual turnover of minimum ₹2–3 Crores (consultancy fees) over the past 3 financial years.
- 4. Key Personnel:** Team should include:
  - Lead Architect (COA registered, min. 05 yrs experience)
  - Structural Engineer (min. 10 yrs experience, registered with competent authority)
  - MEP Engineer

- Hospital Planner / Healthcare Specialist
  - Green Building / Sustainability Expert (preferred)
5. **Litigation / Blacklisting:** Should not be blacklisted by any government body.
6. **Must have office in Mumbai MR**

## Submission Details

Interested Consultants/Architects are requested to submit their **EOI(Concept, Plans, Elevations, Etc) along with credentials, proof of eligibility, and relevant work experience** to:

**The City Engineer,**  
Vasai Virar City Municipal Corporation,  
Head Office, Virar (West).

**Last Date of Submission:** 06/10/2025 upto 15.00 hrs  
**Mode of Submission:** Compulsory Physical submission at the above address / Online at <https://mahatenders.gov.in>

## Selection Process

- Shortlisted Consultants/Architects will be invited for presentation of their **Concept Design**.
- The **best suitable design** as per VVCMC requirements will be selected.
- The selected Consultant/Architect will be paid professional fees as per **prevailing Government Resolutions (G.R.)/norms**.

### Note:

- VVCMC reserves the right to accept or reject any or all EOIs without assigning any reason thereof.
- Further details/clarifications (if any) will be available on the official website: [www.vvcmc.in](http://www.vvcmc.in)
- **For any Further queries kindly contact Executive Engineer Mr. Sanjay Kulkarni 9834517721 Address: - Vasai Virar City Municipal Corporation Head office, 5<sup>th</sup> Floor B-Wing, Mhada Colony, Virar West.**

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**Sd/-**  
**City Engineer**  
For and on behalf of  
**Commissioner Cum Administrator,**  
**Vasai Virar City Municipal Corporation**