



विकास प्रबंधन संस्थान
Development Management Institute

Request for Development of Master Plan

I. DMI – A Brief Overview

Inspired by and in recognition of the growing need for development management professionals, Development Management Institute (DMI) was set up in February 2014 as an autonomous institution with the support of the Government of Bihar. The rationale of DMI is best captured in its mission *“To empower and usher in participatory governance and management of institutions, enterprises and resources for enhancing livelihoods and generating sustainable development”*.

DMI endeavours to empower grassroots through:

- Creation of a cadre of Development Management Professionals, through post-graduate academic teaching programmes;
- Enhancement of competencies for Development Management Praxis, through Competencies Enhancement Programmes (CEP);
- Orientation of Vision, Values and Leadership Practices towards Good Governance, by working with organisations and institutions at different levels; and
- Engagement in networked trans-disciplinary Action Research and Policy Advocacy, through its Collaborative Action Research and Education (CARE) centres.

DMI aims at developing managerial and leadership competencies through the processes of integral learning, professionalisation, trans-disciplinary research and conscientisation, and is constantly guided by its four values, viz. excellence, innovation, integrity and participation.

DMI started the two-year Post-graduate Programme in Development Management (PDM) in June 2014 and the programme for the fourth batch is due to commence on June 19, 2017. The Institute has also been organising and successfully conducting Competencies Enhancement Programmes (CEP), workshops and symposia, and has undertaken several research and consulting assignment for many significant development programmes of local and national importance. In addition, the Institute works closely with several reputed international and Indian development organisations for collaborative action research and education activities.

DMI currently operates from its transit campus at Udyog Bhavan, Second Floor, East Gandhi Maidan, Patna and has its students' hostels and faculty quarters in leased spaces in Patna. The Institute has now taken possession of 15 acres of land measuring 910'x718' for its permanent campus in Mega Industrial Park Bihta, Sikandarpur Mauja, Patna District and has to develop the campus for its full operations by March 31, 2019.

II. Invitation for Development of Master Plan

DMI invites master plans from reputed agencies as a first step towards the development of the Institute campus as per its academic requirements, keeping in view the international character of the Institute, aesthetics compatible with the mission, vision and theme of the Institute, its uniqueness with special attention to flora and fauna, environmental sustainability, provision for development of an agro-ecological farm, and provision for expansion of the activities and programmes of the Institute.

The present authorised intake of students for the PG Programme of DMI is 60, which is planned to be stepped up to 180 by the time the campus becomes fully functional. With two batches of the programme during most of the year, the student population in the campus, when the Institute reaches maturity and reaches a stable state, will be about 360. In addition, the Institute visualises the conduct of several certificate programmes and short-duration Competencies Enhancement Programmes (CEP) on a continuous basis, and expects the participants of such programmes in the campus to number 200 at any point of time. Further, the Faculty and Staff members will be housed in the campus with their families in Faculty and Staff quarters. With an expected employee strength of about 60-80 and an average family size of about 3-4, the population of this segment living in the campus will be in the range of 180-320. Casual employees of service providers, like cooks, bearers, security staff, etc. are likely to number about 50. Thus, the total population inhabiting the campus will be in the range of 800-1,000. Keeping this in view, along with the norms laid down by All India Council for Technical Education (AICTE) for conducting PG programmes in Management, the Institute visualises the requirements described in Section II A below.

A. Campus Facilities

The Institute campus is planned to have the following facilities during its maturity stage:

- 1. Academic Programmes Complex**, measuring approximately 4,000 m² and comprising:
 - a. Eight Interactive Learning Theatres with seating capacity for at least 60 students, fitted with the most recent and modern audio-visual and other learning aids, including multiple screens, boards, podiums, lecterns, etc. with total acoustic proofing;
 - b. Two Tutorial Rooms in excess of the requirements of AICTE norms;
 - c. Information Hub to provide for at least 100 PCs with attendant facilities, including servers, printing centres, electronic/ IT devices, and space for IT staff offices;
 - d. Knowledge Centre to house at least 100,000 volumes of books, 250 current journals

- and magazines and their back volumes, IT infrastructure for use by at least 200 users at any point of time, and facilities for issue and return of materials through RFID or other advanced systems, reprographic equipment, and administrative offices for the Knowledge Centre personnel (Librarian and other staff);
- e. Four Conference Rooms with a seating capacity for about 15 people each, fitted with the most recent and modern audio-visual aids, including screens, boards, etc. with total acoustic proofing;
 - f. Academic offices to cater to admissions, placement, programme administration (development, reproduction and distribution of academic courseware, certificates, transcripts, etc.), and offices for programme staff;
 - g. Faculty offices with adequate facilities for efficient academic work and storage of courseware, reference materials, conducting mini-meetings and discussions with students, etc.
 - h. Adequate space for separate pantries for faculty, staff and students; and
 - i. Well-lighted and ventilated passages to provide congenial ambience for informal interactions and effective learning.

2. A Competencies Enhancement Programmes (CEP) Centre with a built-up area of about 4,000 m² to meet the following requirements:

- a. Fully furnished and equipped single/twin-seater rooms, about 200 in total, with attached bath rooms and fitted with necessary appliances like AC, gas/electrical geyser, white boards, electric kettles, bread toaster, mini-fridge, etc. for the participants of CEPs and other guests of the Institute;
- b. Four suites for use by highly distinguished visitors to the Institute, like the President of India or other countries, CEOs of international organisations, etc. with top-end facilities, furnishing and equipment, befitting the international character of DMI;
- c. Four Interactive Learning Theatres with varying seating capacities ranging from 20 to 50 for the conduct of interactive Competencies Enhancement Programmes (CEPs), and fitted with the most recent and modern audio-visual and other learning aids, including multiple screens, boards, podiums, lecterns, etc. with total acoustic proofing, and sufficient space with flexible furniture for group work by the participants;
- d. Appropriate well-furnished space for CEP Kitchen and dining hall staff stay round the clock, with attached bath rooms provided with requisite equipment and appliances;
- e. Common Kitchen fully equipped to handle the preparation of different types of dishes for breakfast, lunch, evening snacks and dinner for the CEP Participants and visitors to the Institute, along with requisite washing and sterilising facilities and equipment to maintain the highest levels of cleanliness and hygiene of crockery and cutlery to meet international standards of similar kitchens;

- f. Dining hall(s) to accommodate 150 people at any point of time, laid out in such a way as to minimise crowding and queuing at service counters and dining spaces, and furnished with flexible but sturdy furniture for food service and dining and for disposing of used dishes, etc. with freedom for movement of staff, and equipped with AC, fans, TVs, video systems with multiple projectors and display screens/monitors and facilities for playing soft music uniformly in the entire dining hall, etc., so as to provide a very congenial and vibrant ambience to the CEP participants and Institute visitors during their use of the dining hall, which should also serve as a place for interactive sessions between all CEP participants and all faculty and staff of the Institute;
- g. Laundry Area in each floor in every block, equipped with heavy-duty washing machines with spin dryers;
- h. Small pantry spaces equipped with machines for dispensing coffee/tea/other soft drinks;
- i. Adequate and protected storage space for keeping stock of provisions, vegetables, fruits and other perishable items, gas cylinders, CEP Centre maintenance equipment and appliances, etc.; and
- j. Lawns, open spaces, well-lighted and ventilated corridors to heighten the feeling of being at home among the CEP participants and visitors to DMI.

3. Collaborative Action Research and Education (CARE) Centre Complex of approximately 3,000 m² to include:

- a. Six Interactive Learning Theatres with varying seating capacities ranging from 20 to 50 for the conduct of interactive Competencies Enhancement Programmes (CEPs), and fitted with the most recent and modern audio-visual and other learning aids, including multiple screens, boards, podiums, lecterns, etc. with total acoustic proofing, and sufficient space with flexible furniture for group work by the participants;
- b. Three mini-auditoria with seating capacity of about 100, and fitted with advanced movie screening facilities, including tele/video-conferencing infrastructure, and provision for serving snacks, lunch, etc. in the outer area, and with lawns and parking space for visitors' vehicles;
- c. Information Hub to provide for about 100 PCs with attendant facilities, and space for IT staff offices;
- d. Three mini-conference rooms with a seating capacity of ten to fifteen, with attached pantries;
- e. Offices for Faculty with adequate facilities for efficient academic work and storage of courseware, reference materials, conducting mini-meetings and discussions with CEP Participants, etc.
- f. Administrative offices to cater to the CARE Centre programme administration

(development, reproduction and distribution of academic courseware, certificates, etc.), and offices for programme staff; and

- g. Well-lighted and ventilated passages to provide congenial ambience for informal interactions and effective learning.

4. An auditorium of about 4,000 m² area, intended to be used for all major functions of the Institute, such as convocation, distinguished lectures, cultural events, campus film shows, etc., equipped with technologically sophisticated but robust facilities for all purposes, most recent and modern theatrical equipment, multiple screens, electronic boards, podiums, lecterns, etc. with total acoustic proofing, well-decorated and profiled panelling, rolling and sliding curtains, green rooms, well laid-out seats, subtle lighting and dimming arrangements, tastefully decorated chandeliers inside and outside the main theatre to provide the regal ambience appropriate to an international institution, gradually sloping floors with sufficient aisle spaces covered with soft but firm woollen carpets of a colour appropriate to the theme of DMI, well-equipped pantries, kitchen, dining space, parking facilities, lawns and gardens, etc.

5. A PG Students' Hostel Complex with a built-up area of about 4,000 m² spread over several blocks, separately for men and women, to accommodate about 400 Post-Graduate Programme students on single-occupancy basis, comprising the following:

- a. Fully furnished and equipped single-seater rooms, about 400 in total, with attached bath rooms and fitted with necessary appliances like AC, gas/electrical geyser, white boards, electric kettles, bread toaster, mini-fridge, etc. for the students to pursue their education without undue concern for their basic requirements of living;
- b. Fully furnished and equipped twin-seater rooms, about 40 in total, with attached bath rooms and fitted with necessary appliances like AC, gas/electrical geyser, white boards, electric kettles, bread toaster, mini-fridge, etc. for short-duration (about two or three days) stay the students' parents and relatives during their visits to the Institute on special occasions like convocation, symposia, admissions, etc.;
- c. Four suites for use by faculty members appointed from time to time, in separate blocks for men and women faculty members;
- d. Appropriate well-furnished space for mess and hostel workers' stay round the clock, with attached bath rooms provided with requisite equipment and appliances;
- e. Fully furnished discussion rooms, about one per eight rooms, fitted with white boards, projectors, etc. for students' discussions in groups of 4 to 8;
- f. Common Kitchen fully equipped to handle the preparation of different types of dishes for breakfast, lunch, evening snacks and dinner for the hostel residents, along with requisite washing and sterilising facilities and equipment to maintain the highest levels of cleanliness and hygiene of crockery and cutlery to meet international standards of similar kitchens;

- g. Dining hall(s) to accommodate 300 people at any point of time, laid out in such a way as to minimise crowding and queuing at service counters and dining spaces, and furnished with flexible but sturdy furniture for food service and dining and for disposing of used dishes, etc. with freedom for movement of staff, and equipped with AC, fans, TVs, video systems with multiple projectors and display screens/monitors and facilities for playing soft music uniformly in the entire dining hall, etc., so as to provide a very congenial and vibrant ambience to the hostel residents during their use of the dining hall, which should also serve as a place for the meeting/week-end entertainment for them;
- h. Laundry Area in each floor in every block, equipped with heavy-duty washing machines with spin dryers;
- i. Small pantry spaces equipped with machines for dispensing coffee/tea/other soft drinks;
- j. Adequate and protected storage space for keeping stock of provisions, vegetables, fruits and other perishable items, gas cylinders, hostel maintenance equipment and appliances, etc.; and
- k. Lawns, open spaces, well-lighted and ventilated corridors to heighten the feeling of being cared for and protected among the hostel residents.

6. A Faculty and Staff Quarters Block with a built-up area of about 12,000 m² to accommodate the following:

- a. About 20 fully furnished and equipped three bed-room flats, with drawing room, kitchen, dining and study spaces for the faculty, measuring approximately 200 m² each;
- b. About 40 fully furnished and equipped two bed-room flats, with drawing room, kitchen, dining and study spaces for the faculty and staff, measuring approximately 150 m² each;
- c. About 20 fully furnished and equipped single bed-room flats, with drawing room, kitchen, dining and study spaces for the staff, measuring approximately 150 m² each; and
- d. Lawns, open spaces, well-lighted and ventilated corridors within the residential spaces to provide a convivial ambience to the faculty and staff.

7. Common Facilities for the campus, with a built-up area of about 2,000 m², comprising the following:

- a. A large hall with elevated ceiling and serene ambience to serve as a venue for awakening of higher consciousness;
- b. Compound Wall all around the plot with barbed wire at the top and strong security gates to protect the campus and its residents from trespassers and miscreants;

- c. Security area to facilitate and monitor the flow of people, goods, services, etc. equipped with electronic surveillance systems and integrated with the IT infrastructure of the Institute;
- d. Reception area to guide visitors to the Institute and provide support to the Faculty and staff for meetings with visitors, client organisations, suppliers, potential programme participants, etc.
- e. A medical centre equipped with at least minimum medical diagnostic, testing and treatment facilities, including examination rooms, doctors' consulting chamber, dispensing section, medicine store, first aid section, etc.;
- f. An indoor Gymnasium Complex, housing sports facilities such as TT, carom board, chess, swimming pool, other gymnastics and strength-training facilities like treadmill, sports cycles, etc.;
- g. Common Services Complex to accommodate
 - i. A campus store selling provisions, vegetables, fruits, milk and other dairy products, snack items, confectionery and bakery goods, cosmetics and other grooming products, stationery items, etc.;
 - ii. Bank Counter/ ATM;
 - iii. Courier Service;
 - iv. Hair dressers;
 - v. Laundry; and
 - vi. Any other facility as required to be added from time to time;
- h. Open area sports pavilion for outdoor sports and games, such as cricket, volley ball, football, outdoor exercises including walking, jogging, etc.;
- i. Sub-station to draw power from the state power distribution company through its feeder, with appropriate transformers, distribution boards, earthing and control systems, monitoring systems, safety equipment, etc., with underground cables all over the campus;
- j. IT and other communication lines, including underground fibre-optic cables, and a tower for receiving and transmitting signals from a dependable and effective network service provider;
- k. Water Handling systems, including pumping systems for drawing water from underground sources, storage tanks, underground piping with fittings, water purification and treatment systems, quality monitoring systems, consumption monitoring systems, etc.;
- l. Sewage Handling systems, including pumping systems, septic tanks, underground piping with fittings, sewage treatment, purification and recycling systems, quality monitoring systems, etc.;
- m. Solar Power Systems for capture of solar power and its distribution through the main power distribution system;

- n. Fire station equipped with the minimum requirement of fire tenders and fire-fighting/ extinguishing equipment, with the required spares of hoses, consumables, etc.;
- o. Pathways, roads, pavements, within the campus, and just adjoining the compound wall, with enduring trees
- p. Parking spaces for four-wheelers (buses, cars, trucks, etc.), three-wheelers and two-wheelers, etc.; and
- q. All other facilities to ensure smooth life for the campus residents and provide a favourable for effective learning by all programme participants.

8. An agro-ecological farm for experimentation and learning, spread over an area of about 4,000 m², the design of which will be developed in consultation with specialists who have pioneered such initiatives in several parts of India.

9. Summary

The requirements, as envisaged at present, are presented in a summarised form in the following table:

Sl. No.	Venue	Approximate Area Visualised (in m ²)	Remarks
1	Interactive Learning Complex for Academic Programmes	4,000	Built-up area
2	Competencies Enhancement Programmes (CEP) Centre	4,000	Built-up area
3	Collaborative Action Research and Education (CARE) Centres Complex	3,000	Built-up area
4	DMI Auditorium	4,000	Built-up area
5	PG Students' Hostel Complex	4,000	Built-up area
6	Faculty and Staff Quarters Block	12,000	Built-up area
7	Campus Common Facilities	2,000	Partly Built-up area and partly open
8	Agro-ecological farm	4,000	Open area

B. Scope

The scope of work comprises the development of a conceptual layout for the campus. The layout will be evaluated by an eminent panel of professionals for selection along with layouts developed by several architects/ architect firms. The firm which has presented the selected layout will be invited further to execute detailed architectural planning.

C. Guiding Principles and Drivers

The following features are integral to the project:

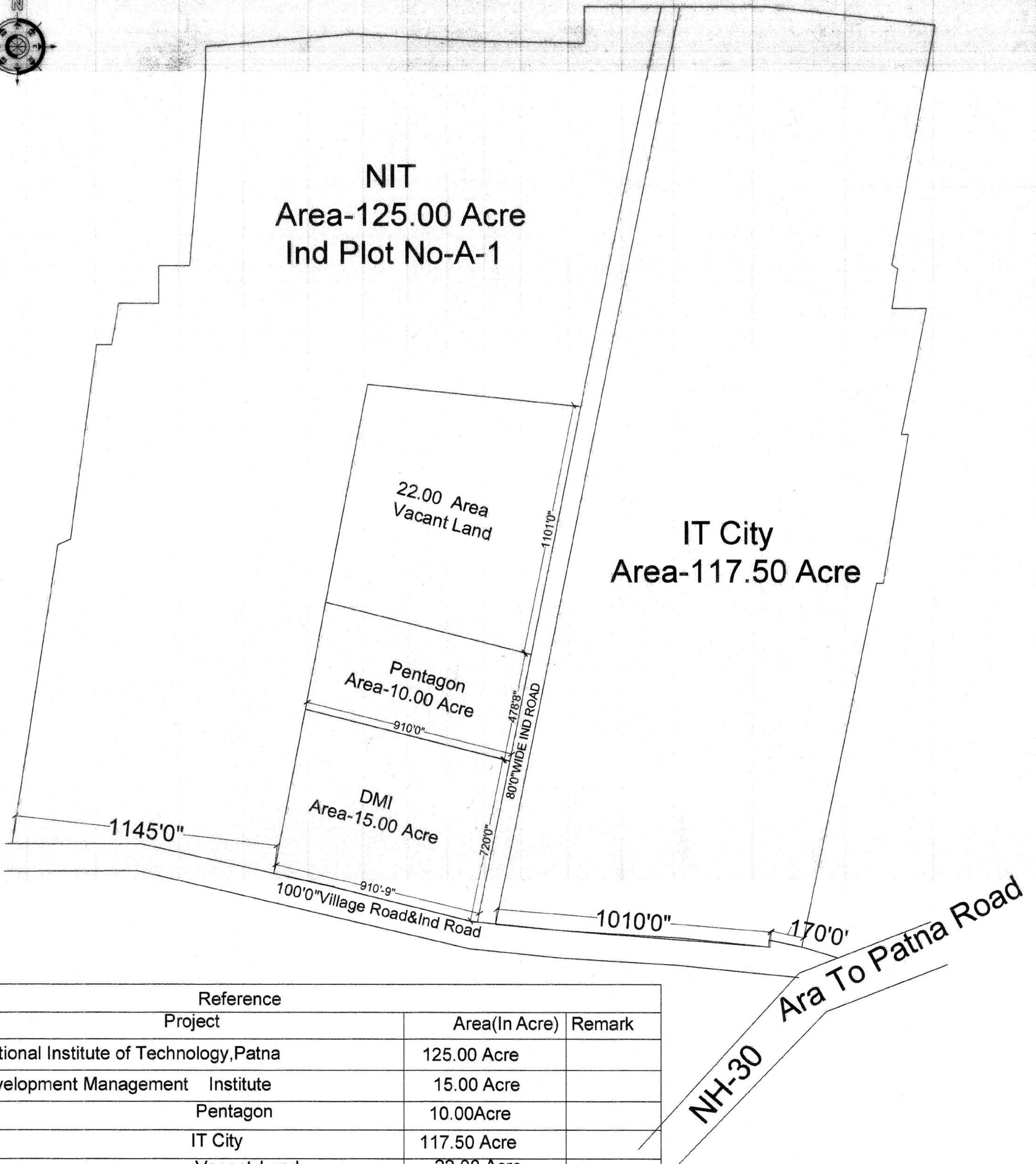
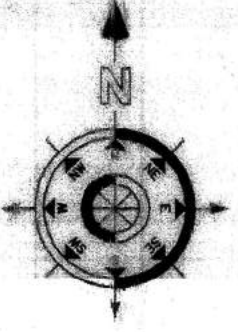
1. The campus is to be designed and developed to provide appropriate ambience for its

emergence as an institution of international repute in every aspect, and will not compromise on one of its core values, viz. Excellence.

2. The campus has to be environmentally friendly/ green in every respect, and will not add to the existing pollution levels of soil, water and air, but will undertake every possible action to conserve power, water, fuels, etc.
3. The campus has to be designed and constructed to harness existing renewable energy sources (solar, bio-mass) and will minimise dependence on energy generated through fossil fuels, by harnessing the renewable energy for natural lighting, heating, cooling, etc.
4. The landscaping of the campus has to ensure that the maximum temperature in the campus is less than the ambient temperature in the vicinity.
5. The campus has to be designed to ensure that there will be 100% uptime (i.e. zero breakdown) of any utility like supply of power, water, air, IT, communication, sewage disposal, etc.
6. The construction of the campus will be made with available local resources to the extent possible.
7. Elevators with sufficient capacity have to be provided in all buildings which have more than two storeys.

MIP BIHTA, SIKANDARPUR, PATNA

Total Area-300.00 Acre



Reference			
S.N.	Project	Area(In Acre)	Remark
1.	National Institute of Technology, Patna	125.00 Acre	
2.	.Development Management Institute	15.00 Acre	
3.	Pentagon	10.00Acre	
4.	IT City	117.50 Acre	
5.	Vacant Land	22.00 Acre	
6.	Road	10.50 Acre	
Total Land		(300.00 Acre)	

NH-30 Ara To Patna Road