

प्रेषक,

आर.के. सिंह

विशेष सचिव,

उत्तर प्रदेश शासन।

सेवा में,

1. आवास आयुक्त

उत्तर प्रदेश आवास एवं विकास परिषद
लखनऊ।

2. उपाध्यक्ष

समस्त विकास प्राधिकरण
उत्तर प्रदेश।

आवास एवं शहरी नियोजन अनुभाग-3

लखनऊ: दिनांक 15 अप्रैल, 2008

विषय : आउटसोर्सिंग के माध्यम से जोनल डेवलपमेंट प्लान बनाने हेतु बिड डाक्यूमेंट का निर्धारण करने के संबंध में।

महोदय,

परिक्षेत्रीय योजनाएं तैयार कराने हेतु कंसलटेंट के चयन के लिए बिड डाक्यूमेंट का प्रारूप एवं परिशिष्ट-1, 2 तथा 3 संलग्न कर प्रेषित करते हुए मुझे यह कहने का निदेश हुआ है कि कृपया परिक्षेत्रीय योजनाएं तैयार कराने हेतु आवश्यक कार्यवाही शीघ्र सुनिश्चित कराने का कष्ट करें।

संलग्नक : यथोपरि।

भवदीय,

आर.के.सिंह

विशेष सचिव

संख्या एवं दिनांक तदैव।

प्रतिलिपि मुख्य नगर एवं ग्राम नियोजक, नगर एवं ग्राम नियोजन विभाग उ.प्र. लखनऊ को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित।

आज्ञा से,

आर. के. सिंह

विशेष सचिव

BID DOCUMENT

FOR

Appointment of Consultant for
Preparation of
Zonal Development Plan

..... Development Authority

(Price : Rs. 2000/- only)

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1. Background

Zonal Development Plan is a detailed plan for a Zone conceived and prepared within the framework of a Master Plan containing proposals for various land used, roads and streets, parks and open spaces, community facilities, services and public utilities, etc. Uttar Pradesh Urban Planning and Development Act, 1973 provides for preparation of Zonal Development Plans. As per section-9 (i) of the above Act the Redevelopment Authority is required to proceed with preparation of the Zonal Development Plan for each of the zones simultaneously with the preparation of the Master Plan or as soon as may be thereafter.

2. Objective

..... (Name) Development Authority intends to undertake preparation of zonal development plan for zone no.....(Name of City and Development Area) encompassing (Boundaries of the zone as indicated in the Master Plan) in accordance with the provisions of section-9 10 and 11 of the Uttar Pradesh Urban Planning and Development Act, 1973.

3. Scope of Work

- 3.1 Preparation of Base Map showing all buildings, roads, railway lines, water bodies, culverts, bridges, high/low tension lines, drainage lines, layouts, parks, playgrounds, wetlands, etc. using high resolution latest satellite image (Quick Bird, or Cartosat 11 or 0.60 meter or more resolution not older than six months) or through physical survey using Total Station.
- 3.2 Superimposition of base map on village sajra plans.
- 3.3 Preparation of existing land use map along with analysis of land uses i.e. (residential, commercial, industrial, community facilities and civic amenities, parks and playgrounds, traffic and transportation, water bodies, etc.) showing all natural/man made nalla, rainwater drains (more than 1.00 meter wide), tanks, existing circulation system showing all highways, arterial roads, collector roads, minor roads (more than 2.0 meter wide), bus and truck terminals, railway lines, etc. on the basis of land use survey using land use classification as given in the Master plan.
- 3.4 Superimposition of Master Plan proposals on the existing land use map.
- 3.5 Existing land use analysis Indicating and highlighting the deviations/violations of Master Plan land uses, if any.
- 3.6 Availability of existing infrastructure facilities, e.g. water supply, drainage, sewerage and electricity, etc, and assessment of future requirements.
- 3.7 Delineation of environmentally sensitive, heritage or other important areas, if any.
- 3.8 Policy and strategy framework for development of the zone.
- 3.9 Zonal Development Plan proposals with detailed analysis and maps.
- 3.10 Implementation Schedule

4. Eligibility Criteria :

The Consultant may be a government, semi-government, public sector undertaking or registered private firm/company having experience of executing similar work/s to its credit..

- 4.1 The Consultant should have Master's Degree in Urban and Regional Planning or equivalent qualification from a recognized university/institute.
- 4.2 The Consultant should have a GIS expert having Degree/Diploma in GIS mapping, an Environmental/Service Engineer and an expert of Finance.
- 4.3 The Consultant should have a minimum experience of five years in the field of urban planning.

5. Selection Criteria

Selection of the Consultant, which fulfills the eligibility criteria given in Para-4 above, shall be carried out in two stage. The first stage will consist of pre-qualification based on technical offer and the second stage will involve the financial offer.

5.1 Technical offers will be evaluated on the basis of following parameters :

- (a) Technical Expertise (Max. Marks 20)
Consultant's profile and details of technical expertise and experience along with qualification and professional experience of the technical personnel employed with the Consultant.
List and curriculum vitae of the technical personnel employed with the Consultant should be submitted on the prescribed format given at Appendix-1.
- (b) Experience (Max. Marks-40)
Details of similar projects relating to preparation of perspective Plan/Master Plan/Zonal Development Plan conducted earlier along with documentary evidence in support of the same should be submitted on the prescribed format given at Appendix-2. The marks shall be awarded on the basis of number of projects successfully completed.
- (c) Approach and Methodology (Max.Marks-20)
Detail of Approach and Methodology and stages involved in the preparation of Zonal Development Plan along with time-schedule for completion of each stage.
- (d) Presentation of Experience, Approach and Methodology (Max. Marks-20).
The Consultant securing 60 per cent aggregate marks in (a), (b) and (c) above shall be short listed for making a presentation of technical offer.

5.2 The Consultants securing minimum 50 per cent marks in presentation and 60 per cent or more aggregate marks on the basis of technical offers shall be pre-qualified. The financial offers of the pre-qualified consultants shall be opened on the date of presentation. The Consultant with lowest financial offer shall be awarded the work.

6. Procedure for Selection of Consultant

The selection of Consultant will be made by a committee consisting of heads of Planning, Engineering and Finance sections of the Development Authority and Associate Planner of respective divisional office of Town and Country Planning Department, Uttar Pradesh. The committee will be chaired by the Vice-Chairman of Development Authority and head of Planning Section will be the member-convener.

7. Contents of Zonal Development Plans

7.1 Introduction

- (I) A brief introduction to the city comprising its regional setting, functional character growth trends.
- (II) Master Plan context (i.e. location, boundaries and area of the zone, linkages with important areas of the city and land use pattern, etc.)
- (III) Other salient characteristics of the zone.
- (IV) Interdependence of Zone on other parts of the city.

7.2 Site Analysis

- (I) Slope analysis and its Impact especially on drainage, sewerage, water supply, rainwater harvesting system, etc.

- (II) Drainage and water bodies.
- (III) Sunlight and wind direction analysis.
- (IV) Geology, soils and ground water status.
- (V) Micro zoning hazard mapping
- (VI) Green cover : parks/open spaces, forest, orchards, green belts, etc.
- (VII) Environmentally and, ecologically sensitive areas (if any).
- (VIII) Site potentials and constraints.
- (IX) Other site attributes Including natural and man made features.

7.3 Existing, Structure

- (I) Land use distribution and is analysis (Map scale 1:4000)
- (II) Population and density.
- (III) Circulation network, traffic flow (people and goods) and terminal facilities.
- (IV) Built-up area, character, extent and delineation.
- (V) Extent of vacant/undeveloped land.
- (VI) Study of existing coverage, height, mixed use (horizontal and vertical), etc.
- (VII) Physical and social infrastructure (physical infrastructure like water supply, drainage, sewerage, electricity, solid waste management, etc. and social infrastructure like educational, health and other community facilities)
- (VIII) Land ownership with respect to public, private and co-operative sectors.
- (IX) Prevailing land values.
- (X) Location and extent of land use changes carried out by the government (Notification number and date, name of revenue village, sajra numbers and their area, nature of land use change, etc.) and land use change proposals submitted to the government by the Development Authority.
- (XI) Location and extent of development/construction against Master Plan Including unauthorized colonies and, slum areas and their problems.

7.4 Conceptual Framework

- (I) Planning parameter and norms/standards for facilities and utilities.
- (II) Planning concept (hierarchy of planning units e.g. neighborhood sector level, community level planning)
- (III) Urban design framework (especially open space system, road geometry, spatial integration of various activity nodes, low rise and high rise development).

7.5 Proposals and development strategy

- (I) Land use plan (map scale 1:4000) Indicating area, percentage distribution and Inter-dependence, Integration and compatibility of different land uses.
- (II) Projected population and density pattern.
- (III) Workforce and occupational structure.

- (IV) Proposed circulation system Including hierarchy of roads, spacing of junctions, road section, flyovers/sub-ways/bridges, parking and terminal facilities, public transport system pedestrian movement areas, etc and traffic management measures, if any.
- (V) Proposals for physical infrastructure i.e. water supply, drainage, recycling of water sewerage/power and solid waste management , compost plant, power station, gas works, etc.
- (VI) Proposals for community facilities like educational, health, community centers, police station, post and telegraph office, fire station, electric sub-station, etc.
- (VII) Strategy for new development, redevelopment and improvement including development of Village Abadies.
- (VIII) Proposals for informal sector (e.g. housing, work centers, weekly markets, resettlement, etc.
- (IX) Strategy for regularization or unauthorized colonies and illegal development/ construction and improvement up gradation of slum area.
- (X) Strategy for maintenance of services.

7.6 Conservation and Improvement of Environment

- (I) Proposals for conservation and improvement of rivers streams, water-sheds.
- (II) Conservation and Improvement of green cover and landscape.
- (III) Conservation and Improvement of land profile, areas of scenic value and utilization of site features for strengthening the ambience
- (IV) Conservation of wildlife habitats, environmentally and ecologically sensitive area, water-sheds and aquifers..
- (V) Conservation of heritage areas/zones.
- (VI) Energy-efficient and environmentally sustainable development (i.e. use of solar energy and energy recovery from waste to achieve clean environment.)
- (VII) Integration of proposals regarding air water and noise pollution control.

7.7 Compliance of Government Policies

- (I) State Urban Housing Policy.
- (II) Hi-tech Township and Integrated Township Policy.
- (III) Rainwater Harvesting Policy.
- (IV) Energy Policy
- (V) Disaster Management Policy.
- (VI) Industrial and Service Sector Investment Policy.
- (VII) Barrier-free Environment for Physically Disabled.
- (VIII) Information Technology Policy.
- (IX) Tourism Policy.
- (X) Other Policies.

7.8 Zoning Regulations

- (I) Establishment/Coding of use zone premises.
- (II) Definitions of various use zone premises.
- (III) Use restrictions (uses permitted, specially permitted, conditionally permitted and uses prohibited).
- (IV) Proposal for mixed land uses.
- (V) Strategy for non-conforming land uses.

7.9 Development Regulations

- (I) Building bulk i.e. ground coverage, FAR and height regulation/High Rise and Low Rise Zoning (covering old built up areas, semi-built up areas and new areas).
- (II) Architectural Control, if necessary.
- (III) Development control for heritage and other special areas if any.

7.10 Resource Mobilization and Implementation

- (I) Institutional set-up for Implementation.
- (II) Physical Infrastructure development cost (including parks/open spaces and other public, utilities and services).
- (III) Physical and financial phasing Including 5 year and annual plans.
- (IV) Resource Mobilization for implementation through public, private and cooperative sectors.

7.11 Implementation framework

- (I) Phasing and prioritization of development.
- (II) Development Management (i.e. Inter-departmental co-ordination, convergence and Integration of development projects).

7.12 Any other proposal necessary for the development of the zone.

8. Approval of Zonal Development Plan

The Consultant shall be required to make a presentation of base map, existing land use analysis indicating and highlighting the deviations and violations of Master Plan land uses (if any) policy and strategy framework for the preparation of Zonal Development Plan before the Committee referred to in para-6. The Consultant shall incorporate the recommendations emerged during the presentation and submit the draft zonal development plan to the Development authority for approval. The Consultant shall also present it be for the Development Authority Board and incorporate any changes/modifications suggested by the Board in the draft Zonal Development Plan. The Development Authority shall invite objections and suggestions from the public on the Draft Zonal Development Plan. A committee constituted by the Government shall consider objections and suggestions received

and submit its recommendations to the Development Authority Board. The Development Authority Board after considering the recommendations of the Development Authority Board, if any and submit the Zonal Development Plan for approval the Development Authority. The Development Authority Shall submit it to the State Government for approval. The government may either approve the Zonal Development Plan or direct the Development Authority to carry out such modifications as it may consider necessary. The Consultant shall carry out the necessary modifications in the Zonal Development Plan and submit it to the Development Authority.

9. Deliverables

As per the scope of work, the Consultant shall deliver the following outputs to the Development Authority.

9.1 Five sets each of the Zonal Development Plan on Compact Disc (CD) and hard copy.

9.2 Original sheets comprising existing land use map (Scale 1 : 4000) Master Plan proposals superimposed on existing land use map, proposed land use map (scale 1:4000), Existing land use map superimposed on sajra plan (scale 1 : 4000), proposed land use map superimposed on sajra plan (scale 1 : 400) proposed circulation system including hierarchy of roads, spacing of junctions, road sections, flyovers/subways/bridges, parking and terminal facilities, pedestrian movement areas, etc. (scale 1 : 4000) proposals for physical infrastructure i.e. water supply, drainage, sewerage, power and solid waste management, rainwater harvesting, etc. and compost plant, power station, gas works, if any (scale 1 : 400), proposals for community facilities like educational, health, community centers, police station, post and telegraph office, fire station, electric sub-station, etc. (scale 1 : 400). All these maps shall also be delivered on a convertible scale fitting to AO paper size.

9.3 All the maps shall be delivered in digitized form (and on dwg. Format) on a compact disc (CD) compatible, with G.I.S. application especially with regard to :

- (a) Use Zone Code, area of use zone and land use with khasra numbers.
- (b) Road network with attributes such as name of road, existing/proposed road, hierarchy (e.g. National/State Highway, other roads), existing and proposed widths, etc.

10. Time Frame

The Consultant is required to complete the entire project in a period of seven months 'from the date of signing of agreement as per schedule given below :

Sl.No.	Activity	Time Period	Cumulative Time Period
1.	Completion of survey & collection of data	8 weeks	8 weeks
2.	Submission & presentation of Interim Report	4 weeks	12 weeks
3.	Submission of Draft Zonal Development	4 weeks	16 weeks
4.	Submission of Draft Zonal Development Plan after incorporating the recommendations of Development Authority Board on the basis of Public objections and suggestions	2 weeks	18 weeks
5.	Submission of Draft Zonal Development Plan after incorporating the recommendations of Development Authority Board on the basis of Public Objections and suggestions	8 weeks	26 weeks
6.	Submission of Final Zonal Development Plan after incorporating the recommendations of Government, if any	2 weeks	28 weeks

11. Submission of Offers

- 11.1 Consultants may submit their offers, on the prescribed format given at Appendix-3 to the Vice-Chairman, Development Authority on or before 15:00 hours along with a non-refundable processing fee of Rs. 10,000/- (Rs. Ten thousand only) and Earnest Money of Rs. 2,00,000/- (Rupees Two lac only) in the form of demand draft in favour of Secretary Development Authority, payable at
- 11.2 Offers should be submitted, under a sealed, cover containing the following three separate sealed envelopes super scribed with “A”, “B” and “C”.
- (a) Envelope “A” shall contain the demand draft for Rs. 10000.00 (Rs Ten Thousand only) as non-refundable processing fee and Earnest Money, Deposit of Rs. 2,0,000/- (Rupees Two lac only). The earnest money shall be refunded after approval of the Zonal, Development Plan by the State Government.
- (b) Envelope “B” shall contain the technical offer.
- (c) Envelope “C” shall contain the financial offer quoting the price both in words and figures. In case of conflict between the figures and words the latter shall prevail.
- 11.3 The offers shall be opened on At 16:0 hours in the office of Vice-Chairman, Development Authority. The Consultants or their authorized representatives may be present at the time of opening of the offers. The procedure for opening of the offers shall be as follows :-
- (a) Envelope super scribed with “A” shall be opened first to verify the deposit of processing fee and Earnest money.
- (b) Envelope super scribed with “B” shall be opened immediately after the opening of envelop “A” in case of those proposals where requisite processing fee and Earnest money have been submitted.
- 11.4 The pre-qualified Consultants will be informed through/fax/registered post. List of pre-qualified consulting agencies/firms will also be placed on the notice board of Development Authority.
- 11.5 Envelop “C” of per qualified consultants shall be opened after the presentation on the same data. The date and time for presentation and opening of the Envelop “C” will be intimated separately.
- 11.6 The financial offers submitted by the Consultants shall be valid for 90 days.
- 11.7 Earnest Money shall be refunded to the Consultant without any interest within one month after approval of the Zonal Development Plan by the Government.

12. Agreement

Selected Consultant shall be required to execute and agreement with Development Authority.

13. Terms of Payment

Payment schedule of the consultancy fee will be as follows:

1.	Approval of Interim report	30%
2.	Approval of Draft Zonal Development Plan by the Board	30%
3.	Approval of Draft Zonal Development Plan after incorporating the recommendations of Development Authority Board on the basis of Public objections and suggestions	20%
4.	Approval of Final Zonal Development Plan by the Government	20%

14. Obligations of Development Authority

- 14.1 To provide Master Plan report and maps, sajra plans, of respective villages and other available plans/data necessary for preparation of Zonal Development Plan to the Consultant.
- 14.2 To make available to the Consultant the location and extent of land use changes carried out by the government (Notification number and date, name of revenue village, sajra numbers and their area, nature of land use change, etc.) and land use change proposals submitted to the government by the Development Authority.
- 14.3 To make available to the Consultant copies of Policy decisions and Government orders relevant to Zonal Development Plan.
- 14.4 To convene meetings of the Committee and Board for ensuring adherence to the time frame given in Para-10.

15. Language

The project report shall be in Hindi and English language.

16. Jurisdiction

In case of any dispute(Uttar Pradesh) shall be the jurisdiction for any legal matter.

17. Arbitration

- 17.1 All disputes or differences, in respect of which the decision is not final and conclusive shall on the initiative of either party be referred to the adjudication of three arbitrators and it shall be settled through arbitration. One arbitrator is to be nominated by Consultant, one by Development Authority and the third by the mutual consent of the Development Authority and the Consultant. The decision of the majority of the Arbitrators shall be final and binding upon both the parties.
- 17.2 The expenses of the Arbitrators shall be borne by both the parties equally.
- 17.3 Performance under the assignment shall, if reasonably possible, continue during the arbitration proceeding and payments due to the Consultant, by Development Authority shall not be withheld, unless they are the subjects of the arbitration proceedings.
- 17.4 Neither party is entitled to bring a claim to arbitration if its Arbitrator has not been appointed within 30 days of expiry of the time span of 180 days.
- 17.5 The arbitration shall be carried out as per the Arbitration and Reconciliation Act, 1996 with any statutory modifications. The arbitration shall be held at Uttar Pradesh.

18. The Vice-Chairman Development Authority reserves the right to reject all or any of the offers without assigning any reason whatsoever.

19. For further clarification, the interested agencies/firms may contact at the following address :

Shri

Office of Development Authority

(Name of Authority)