



JHANSI DEVELOPMENT AUTHORITY



Request for Proposal for

**Appointment of Consultant for the preparation of Zonal Development Plan
for the Master Plan 2031.**

Date: 24 /07/2025

Issued by:

JHANSI DEVELOPMENT AUTHORITY

Jhansi Commissioner Compound, opp. Circuit House Rd, Jhansi,
Uttar Pradesh - 284001

Disclaimer

This Request for Proposal (RFP) document for **“Appointment of Consultant for the preparation of Zonal Development Plan for the Jhansi Master Plan 2031.** (hereinafter referred to as the “Bidder”) contains brief information about the scope of work and qualification process for the successful bidder. The purpose of the RFP Document is to provide the applicants (hereinafter referred to as “Applicant/s”) with information to assist the formulation of their proposals (hereinafter referred to as the “Proposal/s”).

While all efforts have been made to ensure the accuracy of information contained in this RFP Document, this document does not purport to contain all the information required by the Applicants. The Applicants should conduct their own independent assessment, investigations and analysis and should check the reliability, accuracy, and completeness of the information at their end and obtain independent advice from relevant sources as required before submission of their Proposal. Jhansi Development Authority (hereinafter referred to as “JDA”) or any of its employees or existing advisors shall incur no liability under any law, statute, rules, or regulations as to the accuracy or completeness of the RFP Document.

The Authority reserves full right to change the terms and conditions in the RFP and scope herein and/or terminate the RFP process at any stage without assigning any reasons and without any prior notice and no claim of any nature from anyone in this regard shall be entertained.

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1 GENERAL INFORMATION

The Government of Uttar Pradesh (GoUP) envisions developing **heritage city** for **its rich historical significance and legacy of valor**. The Jhansi Development Authority (JDA), under guidance from GoUP, is the nodal agency responsible for planning and undertaking development works in the Jhansi Development Authority Area (JDA) of Approx. 505.267 Sq. km.

Zonal Development Plan is a detailed micro level plan for a Zone conceived and prepared within the framework of a Master Plan containing proposals for various land uses like residential, commercial, industrial, institutional, roads and streets, parks and open spaces, community facilities, services and public utilities, etc. The total area covered under the 15 designated zones is 163.75 square kilometers. Uttar Pradesh Urban Planning and Development Act, 1973 provides for preparation of Zonal Development Plans as per section- 9 (1) of the Uttar Pradesh Urban Planning and Development Act, the Development Authority is required to proceed with preparation of the Zonal Development Plans for each of the zones simultaneously with the preparation of the Master Plan or as soon as may be thereafter.

JDA has undertaken and has also planned to initiate the urban planning works to ensure the planned development of the city and to engage an agency for **“Appointment of Consultant for the preparation of Zonal Development Plan for the Jhansi Master Plan 2031”**.

The Request for Proposal (RFP) document can be downloaded from e-procurement website: <http://etender.up.nic.in/>.

Appointment of Consultant for the preparation of Zonal Development, Jhansi

2. DATA SHEET

1	Name of the Bid	Appointment of Consultant for the preparation of Zonal Development Plans for the Jhansi Master Plan 2031.
2	Time-period of contract	28 Weeks
3	Method of selection	Quality cum Cost Based Selection (QCBS) (70:30)
4	Bid Processing Fee	Non-refundable fee of INR 10000/- +GST etc. The payments to be made in the form of RTGS/NEFT.
5	Earnest Money Deposit (EMD)	Refundable amount of 500000/-in the form of (BG) Validity: EMD shall be valid for a period of 180 days from Proposal Due Date.
6	Performance Guarantee	The EMD will be converted into a Bank Guarantee (BG) and subsequently into a Performance Guarantee (PG).
7	EMD and Tender Fee Exemption	Not allowed
8	Financial Bid and Technical Bid to be submitted together	Yes
9	Name of the Authority's official for addressing queries and clarifications	Town Planner Jhansi Development Authority E- Mail: jda_jhansi@rediffmail.com Jhansi Commissionerary Compound, opp. Circuit House Rd, Jhansi, Uttar Pradesh - 284001
10	Account details	Account no.: 50100543518315 IFSC CODE: HDFC0000453 Bank Name : HDFC Bank Civil Line, Jhansi
11	Proposal Validity Period	120 days from Proposal Due Date
12	Proposal Language	Hindi and English
13	Proposal Currency	INR
14	<u>Key Dates:</u>	
	Task	Key Dates
	Bid Start Date	28/07/2025 at 02:30 PM
	Bid End Date	29/08/2025 at 11:30 AM
	Last date of submission of pre-bid queries	08/08/2025 at 05:00 PM
	Pre-bid meeting	12/08/2025 at 11:00 AM
	Opening of Technical Bids	29/08/2025 5:00 PM

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15	Opening of Financial Bid	To be communicated
	Issuance of Letter of Award (LOA)	To be communicated
16	JV / Consortium to be allowed	No

Note:

- a) Bidders (authorized signatory) shall submit their offer Online only (both for technical and financial proposal) at e-tendering portal of <https://etender.up.nic.in> electronic format with Digital Signature.
- b) For Pre-Bid queries, bidders shall also send their queries in the given format via email.

Sr. No.	Clause No.	Page No.	Content of RFP Requiring Clarification	Changes Requested/Clarification required

The bidders shall send their queries in pdf as well as editable format (excel/word document).

- c) No Clarification will be sought in case of non-submission of Cost of tender document or EMD of requisite amount. In such cases the bid shall be rejected out rightly without seeking any further clarification/document.

3. INSTRUCTIONS TO CONSULTANTS (ITC)

a) **General instructions**

1. Number of Proposals and respondents

- 1.1 No Applicant shall submit more than one (1) Proposal, in response to this RFP.
- 1.2 Joint venture/Consortium is not allowed under this RFP.
- 1.3 Bidders must carefully examine the pre-qualification criteria mentioned in the RFP. Failure to fulfil the specified requirements will result in disqualification. Each prequalification condition is mandatory, and if any condition is not met, the bidder will be disqualified. To be eligible for evaluation, the bidder must meet all the criteria stated in this Clause. The bidder is expected to fulfil the conditions mentioned below using the prescribed formats provided in the attached RFP.

2. Proposal preparation cost

- 2.1 The Applicants shall bear all costs associated with the preparation and submission of the Proposal. Client will not be responsible and liable for any costs, regardless of the conduct or outcome of the Proposal/process.
- 2.2 All papers submitted with the Proposal are neither returnable nor claimable.

3. Right to accept and reject any or all the Proposals

- 3.1 Notwithstanding anything contained in this RFP, Client reserves the right to accept or reject any Proposal and to annul the bidding process and reject all the Proposals, at any time without any liability or any obligation for such acceptance, rejection or annulment, without assigning any reason.
- 3.2 Client reserves the right to reject any Proposal if:
 - 3.2.1 At any time, a material misrepresentation is made or discovered, or
 - 3.2.2 The Applicant/s do/does not respond promptly and diligently to requests for supplemental information required for the evaluation of Proposals, or
 - 3.2.3 The Applicant does not adhere to the formats provided in the Annexures to the RFP while furnishing the required information/details.

4. Amendment of the RFP

- 4.1 At any time prior to the Proposal Due Date, the Client, for any reason, whether at its own initiative or in response to a clarification requested by eligible Applicant/s, may modify the RFP by issuance of an addendum. Such amendments shall be uploaded on the e-procurement website <http://etender.up.nic.in/> through a corrigendum and form an integral part of the e-bid/Proposal document. The relevant clauses of the e-bid/Proposal document shall be treated as amended accordingly. It shall be the sole responsibility of the prospective Applicant to check the above-mentioned website from time to time for any amendment in the RFP document/s. In case of failure to get the amendments, if any, the Client shall not be responsible for it.
- 4.2 In order to provide the Applicants a reasonable time to examine the addendum, or for any other reason, JDA may, at its own discretion, extend the Proposal Due Date.

5. Data identification and collection

It is desirable that the Applicants submit their Proposal/s after verifying the availability of the data, information and/or any other matter considered relevant.

- 5.1 It is deemed that Applicants have conducted their own assessment, research and analysis, including seeking clarifications, queries from nodal officer(s) identified in this document, as required before submission of their Proposal.
- 5.2 It would be deemed that by submitting the Proposal, the Applicant has:
- 5.2.1 Made a complete and careful examination and accepted the RFP in totality;
 - 5.2.2 Received all relevant information requested from Client. and;
 - 5.2.3 Made a complete and careful examination of the various aspects of the Scope of Work.
- 5.3 Client shall not be liable for any mistake or error on the part of the Applicant in respect of the above.

b) Preparation and submission of Proposals

6. Language and currency

- 6.1 The Proposal and all related correspondence and documents should be written in the English language. Supporting documents and printed literature furnished by the Applicants with the Proposal may be in any other language provided that they are accompanied by appropriate translations of the pertinent passages in the English language. Supporting materials, which are not translated into English, may

not be considered for evaluation. For the purpose of interpretation and evaluation of the Proposal, the English language translation shall prevail.

6.2 The currency for the purpose of the Proposal shall be Indian National Rupee (INR).

7. Proposal validity period and extension

7.1 Proposals shall remain valid for a period of 120 days from the Proposal Due Date ("Proposal Validity Period") and Client may solicit the Applicant's consent for extension of the period of validity, if required. Client reserves the right to reject any Proposal, which does not meet this requirement.

7.2 In exceptional circumstances, prior to expiry of the original Proposal Validity Period, Client may request Applicants to extend the validity period for specified additional period. Applicants, who may not extend the validity period, will be deemed to have withdrawn their Proposal at the expiry of validity period.

8. Format and signing of Proposals

8.1 The Applicants shall prepare electronic copies of the technical and financial bid/Proposals separately.

8.2 Applicants should provide all the information as per the RFP and in the specified formats. Client reserves the right to reject any Proposal that is not in the specified formats.

8.3 In case the Applicants intend to provide additional information for which specified space in the given format is not sufficient, it can be furnished in duly stamped and signed PDFs.

9. Site Visit

9.1 Bidders must visit the Project Site and ascertain themselves for the site conditions, topography, hydrological and climatic conditions, extent and nature of work, laws, procedures and labor practices, availability of labor, material, machineries, fuel, water, electricity etc. and such similar information that may be necessary for preparation of the bid and entering the contract. Such visit shall be carried out by the Bidders at their own cost, risk and responsibility. Authority shall not be liable for such costs, regardless of the outcome of the Bidding Process.

10. Submission of e-bid/Proposal

10.1 The bid submission module of e-procurement website <http://etender.up.nic.in/> enables the Applicants to submit the Proposal online in response to this RFP published by the Client. Submission can be done till the Proposal Due Date specified in the RFP. Applicants should start the process well in advance so that they can submit

their Proposal in time. The Applicant should submit their Proposal considering the server time displayed in the e-procurement website. This server time is the time by which the submission activity will be allowed on the Proposal Due Date indicated in the RFP schedule. Once the submission date and time has passed, the Applicants cannot submit their Proposals. For delay in submission of Proposal due to any reasons, the Applicants shall only be held responsible.

10.2 The Applicants have to adhere to the following instructions for submission:

10.2.1 For participating through the e-tendering system, it is necessary for the Applicants to be the registered users of the e-procurement website <http://etender.up.nic.in/>. The Applicants must obtain a user login ID and password by registering themselves with U.P. Electronics Corporation Ltd. (UPLC), Lucknow if they have not done so previously.

10.2.2 In addition to the normal registration, the Applicant has to register with their Digital Signature Certificate (DSC) in the e-tendering system and subsequently he/she will be allowed to carry out his/her e- bid/Proposal submission activities. Registering the DSC is a one-time activity. Before proceeding to register his/her DSC, the Applicant should first log on to the e- tendering system using the user login option on the home page with the login ID and password with which he/she has registered.

10.2.3 The Applicant can search for active tenders through "search active tenders" link, select a tender in which he/she is interested in and then move it to 'My Tenders' folder using the options available in the e-bid submission menu. After selecting the tender, for which the Applicant intends to e-bid/Proposal, from "My tenders" folder, the Applicant can place his/her e-bid/Proposal by clicking "pay offline" option available at the end of the view tender details form. Before this, the Applicant should download the RFP document including financial format and study them carefully. The Applicant should keep all the documents ready as per the requirements of RFP document in the PDF format.

10.2.4 After entering and saving the Bid Processing Fee details form so that "Bid document preparation and submission" window appears to upload the documents as per technical and financial schedules/packets given in the tender details. The details of the RTGS should tally with the details available in the scanned copy and the date entered during e-bid/Proposal submission time otherwise the e-bid/Proposal submitted will not be accepted.

10.2.5 Before uploading, the Applicant has to select the relevant DSC. He may be prompted to enter the DSC password, if necessary. For uploading, the Applicant should click "browse" button against each document label in

technical and financial schedules/packets and then upload the relevant PDF files already prepared and stored in the Applicant's computer.

10.2.6 If the price bid format is provided in a spread sheet file like BoQ_XXXX.xls, the rates offered should be entered in the allotted space only and uploaded after filling the relevant columns. The Priced-bid/BOQ template shall not be modified / replaced by the bidder; else the bid submitted is liable to be rejected for the tender.

10.2.7 The Applicant should click "Encrypt" next for successfully encrypting and uploading of required documents. During the above process, the e-bid/Proposal documents are digitally signed using the DSC of the Applicant and then the documents are encrypted/locked electronically with the DSC's of the bid openers to ensure that the e-bid/Proposal documents are protected, stored and opened by concerned bid openers only.

10.2.8 After successful submission of e-bid/Proposal document, a page giving the summary of e-bid submission will be displayed confirming end of e-bid/Proposal submission process. The Applicant can take a printout of the bid summary using the "print" option available in the window as an acknowledgement for future reference.

10.2.9 Client reserves the right to cancel any or all e-bids/Proposals without assigning any reason.

11. Deadline for submission

E-bid/Proposal (technical and financial) must be submitted by the Applicant at e-procurement website <http://etender.up.nic.in/> no later than the time specified on the Proposal Due Date. The Client may, at its discretion, extend this deadline for submission of Proposal by amending the RFP document, in which case all rights and obligations of the Client and Applicants previously subjected to the deadline will thereafter be subject to the deadline, as extended.

12. Late submission

The server time indicated in the bid management window on the e-procurement website <http://etender.up.nic.in/> will be the time by which the e-bid/Proposal submission activity will be allowed till the permissible date and time scheduled in the e-tender. Once the e-bid/Proposal submission date and time is over, the Applicant cannot submit his/her e-bid/Proposal. Applicant has to start the bid submission well in advance so that the submission process passes off smoothly. The Applicant will only be held responsible if his/her e-bid/Proposal is not submitted in time due to any of his/her problems/faults, for whatsoever reason, during the

e-bid /Proposal submission process.

13. Withdrawal and resubmission of Proposal

- 13.1 At any point of time, an Applicant can withdraw his/her Proposal submitted online before the Proposal Due Date. For withdrawing, the Applicant should first log in using his/her login ID and password and subsequently by his/her DSC on the e- procurement website <http://etender.up.nic.in/>. The Applicant should then select "My bids" option in the bid submission menu. The page listing all the bids submitted by the Applicant will be displayed. Click "View" to see the details of the bid to be withdrawn. After selecting the "bid withdrawal" option, the Applicant has to click "Yes" to the message-"Do you want to withdraw this bid?" displayed in the bid information window for the selected bid. The Applicant also has to enter the bid withdrawing reasons and upload the letter giving the reasons for withdrawing before clicking the "Submit" button. The Applicant has to confirm again by pressing "OK" button before finally withdrawing his/her selected e-bid/Proposal.
- 13.2 No e-bid/Proposal may be withdrawn in the interval between the Proposal Due Date and the Proposal Validity Period. Withdrawal of an e-bid/Proposal during this interval may result in the Applicant's forfeited of his/her e- bid/Proposal security.
- 13.3 The Applicant can re-submit his/her e-bid/Proposal as when required till the e-bid submission end date and time. The e-bid/Proposal submitted earlier will be replaced by the new one. The payment made by the Applicant earlier will be used for revised e-bid and the new e-bid submission summary generated after the successful submission of the revised e-bid will be considered for evaluation purposes. For resubmission, the Applicant should first log in using his/her login Id and password and subsequently by his/her digital signature certificate on the e- procurement website <http://etender.up.nic.in/>. The Applicant should then select "My bids" option in the bid submission menu. The page listing all the bids submitted by the Applicant will be displayed. Click "View" to see the detail of the e-bid to be resubmitted. After selecting the "bid resubmission" option, click "Encrypt & upload" to upload the revised e-bids documents.
- 13.4 The Applicant can submit their revised e-bids/Proposals as many times as possible by uploading their e-bid documents within the scheduled date & time for submission of e-bids/Proposals.
- 13.5 No e-bid can be resubmitted subsequently after the deadline for submission of e- bids.

14. Selection of the Agency

- 14.1 Bidder to prepare and submit Bid as per procedure.
- 14.2 The bidders have to prepare their bids online, encrypt their Bid data in the bid forms and submit bid seals (hashes) of all the documents related to the bid required to be uploaded as per the time schedule mentioned in the key dates of the Notice Inviting e-Tenders after signing of the same by the Digital Signature of their authorized representative.
- 14.3 Documents Comprising the Bid.

Part 1 – This shall be known as Online Envelope A and would apply for all bids online.

Envelope A shall contain the following as per details given in the Bid sheet:

- i. Registration number or proof of application for registration and organizational details in format given in the sheet.
- ii. Payment of the cost of Bid Document.
- iii. Earnest Money.
- iv. An affidavit duly notarized.

This shall be known as Online **Envelope B** and required to be submitted only in works where qualification conditions and/or special eligibility conditions are stipulated in Bid sheet. Online **Envelope B** shall contain a self-certified sheet duly supported by documents to demonstrate full filament of qualification conditions.

Part 2 – This shall be known as online **Envelope C** and would apply to all bids.

Envelope C shall contain financial offer in the prescribed format enclosed with the Bid sheet.

- 14.4 From the time the Proposals are opened to the time the contract is awarded, if any Applicant wishes to contact the Client, on any matter related to their Proposal it should do so in writing/ e-mail. Any effort by the Applicants to influence any officer or bearer of the Client in the Proposal evaluation or contract award decisions may result in the rejection of the Applicant's Proposal.

c) Proposal opening

15. Opening of Proposals

- 15.1 JDA will open all technical e-bids/Proposals, in the presence of Applicant's representatives who choose to attend on the prescribed date of opening at the Client office.
- 15.2 The Applicant's representatives who are present shall sign a register evidencing their attendance. In the event of the specified date e- bid/Proposal opening being declared a holiday for the Client, the e-bids shall be opened at the appointed time and place on the next working day. The Applicant who is participating in e- bid/Proposal should ensure that the RTGS of Bid Processing Fee must be submitted in the prescribed account of Client within the duration (strictly within opening & closing date and time of individual e-bid/Proposal) of the work as mentioned in RFP, otherwise, in any case, bid shall be rejected.
- 15.3 The Applicants names and the presence or absence of requisite e- bid/Proposal security and such other details as the Client at its discretion may consider appropriate, will be announced at the opening. The names of such Applicants not meeting the technical specifications and qualification requirement shall be notified subsequently.
- 15.4 It is the responsibility of the bidders to quote for and provide all the H/w and S/w for meeting all the requirements of the RFP. In case during evaluation, it is found that certain H/w or S/w which is critical for meeting the requirement of this RFP and has not been quoted as part of Bill of Materials (BoM), the bid can be rejected as non- responsive. Additionally, if after the award of contract, it is felt that additional H/w or S/w are required for meeting the RFP requirement and the same has not been quoted by the Successful Bidder, the Successful Bidder shall provide all such additional H/w or S/w at no additional cost to the authority.
- 15.5 The Client will prepare minutes of e-bid/Proposal opening.
- 15.6 Part 1 shall be opened first online at the time and date notified and its contents shall be checked. In cases where Part 1 does not contain all requisite documents, such bid shall be treated as non-responsive, and Part 2 of such bid shall not be opened.
- 15.7 Part 2 (Financial Bid) shall be opened online at the time and date notified. The bidder shall have freedom to witness opening of the Part 2.
- 15.8 After opening Part 2 all responsive bids shall be compared to determine the lowest bid.

- 15.9 The Employer reserves the right to accept or reject any bid, and to annul the bidding process and reject all the bids at any time prior to contract award, without incurring any liability. In all such cases reasons shall be recorded.
- 15.10 The Employer reserves the right of accepting the bid for the whole work or for a distinct part of it.

16. Confidentiality

- 16.1 Information relating to the examination, clarification, evaluation, and recommendation for the short-listed Agency shall not be disclosed to any person not officially concerned with the process.
- 16.2 After opening of the Proposals, no information relating to the examination, clarification, evaluation and comparison of Proposals and recommendations concerning the award of contract shall be disclosed to Applicants or their representatives, if any. Any effort by an Applicant to exert undue or unfair influence in the process of examination, clarification, evaluation, and comparison of Proposal/s shall result in outright rejection of the offer, made by the said Applicant.

17. Tests of responsiveness

Prior to evaluation of the Proposals, Client will determine whether each Proposal is responsive to the requirements of the RFP. The Proposals shall be considered responsive if:

- a) It is received or deemed to be received by the due date and time including any extension thereof pursuant to this RFP.
- b) It contains all information as desired in this RFP.
- c) Information is provided as per the formats specified in the RFP.
- d) It mentions the validity period as set out in this RFP.
- e) Bids are accompanied with Bid Processing Fee (non-refundable) and EMD in the form of RTGS as specified in the Data Sheet of this RFP.
- f) The selected Applicant has furnished a Performance Guarantee as outlined in the Data Sheet of this document at the time of contract signing. The Performance Guarantee shall be returned after 3 months of the completion. The Bank Guarantee (submitted as a Performance Guarantee) can be from any Nationalized or Scheduled bank.
- g) Client reserves the right to reject any Proposal which is non-responsive and

no request for alteration, modification, substitution, or withdrawal shall be entertained by Client in respect of such Proposal.

18. Clarifications sought by Client.

To assist in the process of evaluation of Proposals, Client may, at its sole discretion, ask any Applicant for clarification on its Proposal. The request for clarification and the response shall be in writing. No change in the substance of the Proposal would be permitted by way of such clarifications.

19. Proposal evaluation

- 19.1 Submissions from Applicants would first be checked for responsiveness as set out in Clause 16. All Proposals found to be substantially responsive shall be evaluated as per the Technical/Evaluation Criteria set out in this RFP.
- 19.2 The envelopes containing the Technical Proposal of the Applicant/s who do not meet the Technical Criteria shall not be considered for further process.

20. Notifications

Client will notify the successful applicant through e-tender portal.

4. PROJECT BACKGROUND

Zonal Development Plan is a detailed micro level plan is prepared under the provision of Master-plan-2031 for Jhansi and as per section 9 (1) of Uttar Pradesh, urban planning and development act 1973, under the act the development authority is required to proceed with preparation of the Zonal development plan for each of the zones Simultaneously align with Master-plan. It provides the link between the Master-plan and lay-out plan.

A Zonal development plan means a plan for each zone (Division) containing information regarding the provision physical and social infrastructure, park and open spaces transportation and circulation system etc. the Zonal development plan indicates the actual as well as propose land-use designated Category in the Master-plan according to which the area in the zones is to be finally developed.

Jhansi Development Authority has total area of Approx. 505.267 Sq. km in which, the Master plan 2031 has been prepared. The total area covered under the 15 designated zones is 163.75 square kilometers. Based on the Availability of the infrastructure services by the respected department, the Urbanisable area will be opened up for development in a phased manner to meet the needs of urbanization envisaged in the Master plan-2031.

a. About JDA

Jhansi Development Authority (JDA) was declared under, Uttar Pradesh Urban Planning and Development act 1973 and one of the leading bodies to connecting people and communities of the region with reliable, planned, and sustainable development work of accessible public amenities including housing. The JDA plans to implement the vision of the Central Govt. of India and State Govt. of Uttar Pradesh of developing. The JDA intends to play a pro-active role in the planned development of the City by preparing Zonal Development Plans for Jhansi development authority.

b. About Site

The JDA desires the bidders to undertake the responsibility of preparing the Zonal Development Plan for whole city; Boundary of Master Plan 2031 (505.267 km – **15 Zones**. The priority zones for preparation of Zonal development plan are:

Priority i – Zone- 03, 04, 06, 07, 09, and 13

Priority ii – Zone- 01, 02, 05, 08, and 10

Priority iii – Zone- 11, 12, 14, 15

1. Zone Wise Area Statement Table:

Zone Number	Area (in Sq.Km)
1	2.63
2	6.92
3	6.43
4	6.27
5	11.10
6	17.28
7	26.45
8	13.52
9	15.67
10	16.03
11	11.25
12	6.25
13	18.90
14	1.99
15	3.06
TOTAL	163.75

4.1 Objectives

- 5 To promote the use of public transport by developing high density zones, which would increase the share of transit and walk trips made by the residents/ workers to meet the daily needs and also result in reduction in pollution and congestion in the Zone;
- 6 To provide all the basic needs of work/ job, shopping, public amenities, entertainment in the zones which would reduce the need for travel;
- 7 To establish a dense road network within the development area for safe and easy movement and connectivity of Non-Motorized Transport (NMT) and pedestrians between various uses as well as to Transit Nodes;
- 8 To achieve reduction in the private vehicle ownership, traffic, and associated parking demand;
- 9 To develop inclusive habitat in the Zone so that the people dependent on public transport can live in the livable communities within the walkable distance of Transit Nodes;
- 10 To integrate the Economically Weaker Sections (EWS) and affordable housing in the zone by allocating a prescribed proportion of built-up area for them in the total housing supply;
- 11 To provide all kinds of recreational/entertainment/ open spaces, required for a good quality of life in the Zone;
- 12 To ensure development of safe society with special attention to safety of women, children, senior citizen and differently abled by making necessary amendments to the building bye laws;

- 13 To prevent urban sprawl by accommodating the growing population in a compact area with access to the transit corridor, which would also consolidate investments and bring down the infrastructure cost for development; and
- 14 To reduce carbon footprints by shifting towards environmentally friendly travel options for the line haul as well as for access and egress trips.

4.2 Scope of Work

TASK 01 – Compilation of existing studies and data

The consultant shall review the provisions of the Jhansi Masterplan 2031 for the Development Area of Jhansi (existing and proposed) and collate the following data on GIS format for the purposes of preparation of Zonal Development Plans:

- Land Use Distribution and Analysis within the Zones
- Applicable Building Bye-laws and Development Control Norms
- Population and density.
- Built up area, character, extent and delineation
- Transportation: circulation network, traffic flow (people and goods), public transit, non-motorized transport, para-transit, multi-modal integration and terminal facilities
- Physical and social infrastructure (including agency responsible for implementation and maintenance of the infrastructure thereof)
- Proposed key developments of public and private stakeholders
- Land ownership (including mapping of government owned land)
- Slope analysis.
- Geology, soil and Ground Water Status.
- Micro-zoning Hazard mapping.
- Green cover, parks / open spaces, forests, orchards, green belts, etc.
- Any potentials and constraints identified in the Masterplan.
- Security mapping: specifying relatively safe and unsafe areas, streets, etc.
- Types of housing sub-systems, including low-cost affordable housing.

The consultant shall,

- Undertake site visits and prepare an inventory of as-is physical characteristics of the study area, mapping existing features within the Zones on the GIS data as collated from the Masterplan review.

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- Carry out a mapping and documentation of existing activity profile within the Zones, identifying areas of special interest such as commercial or institutional districts, areas of tangible and intangible heritage, ASI Monument, weekly bazaars and informal vending areas, etc.
- Analysis of existing regulatory and institutional framework in the context of based planning for the study area – identifying current roles and responsibilities of various stakeholders including State Government, Development Authorities, Municipal Bodies, Industrial Development Authority, Housing Board etc.

The Zones which have been delineated in the Masterplan of Jhansi-2031, shall require to be rationalized basis the specific ground features (including physical and natural barriers, like roads drains, etc.). In consultation with the Development Authority the Consultant shall prepare a detailed base map (superimposed on Sajra/ Khasra) of the Zones, in such format and scale as may be mutually agreed. The Base Maps prepared thus shall be used for all representation of all analyses and final proposals mentioned in the subsequent sections. Consultant shall also prepare a compendium of applicable Policies such as the

- Other State Government Policies such as the UP Township Policy-2023, Hi-Tech Township Policy, Affordable Housing Policy, Industrial Development Policy, Logistics Policy, Rainwater Harvesting policy, Solar Energy Policy, Disaster Management Policy etc.

highlighting relevant provisions of each of the policies which shall be applicable in the context of based development of the Zones.

TASK 02 – Demand Assessment, Visioning and Strategy

In consultation with the Development Authorities Zones shall be classified and accordingly, the following studies shall be conducted in respect of demand assessment –

- Ascertaining proposals contained in Masterplans / previous zonal development plans for widening of roads, upgradation of infrastructure, urban renewal, redevelopment, etc.
- Traffic Impact Assessment studies to ascertain
 - existing traffic flow for all existing modes of transport including private and public transportation,
 - level of service for roads and streets within the Zone,
 - Ingress, egress and through traffic within the Zones,
 - pedestrian movement profile within the Zones,
 - bi-cycle routes, key para-transit, and feeder routes to public transportation nodes,
 - parking surveys

shall also include any other relevant studies traffic surveys / studies that may be identified as input in the planning exercise

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- Identification of government owned land or land owned by public agencies (e.g., UPSIIDA, Housing Board etc.)
- Identification of plots for change of land use, taking into account potential for higher or efficient utilization of land
- Calculation of resultant population (natural & induced), population density (existing densities, densities proposed in Masterplan and distribution of resultant densities within the Zone; Estimation of floating population due to visitors, workers, tourists, etc.
- Impact of resultant population and population density of physical infrastructure including water supply, sewage, drainage, solid waste, power and any other applicable physical infrastructure identified in the Zone
- Impact of resultant population and population density of social infrastructure including housing, health, education, security, including police, socio-cultural and community facilities and other applicable social infrastructure identified in the Zone
- Conduct stakeholder consultations and workshops with key stakeholders including officials from State Government departments, Town and Country Planning officials, Development Authorities, other private stakeholders, and relevant officials and entities as may be mutually decided to discuss and deliberate –
 - Development proposal of different agencies in context of the Zone, if any
 - Strengths, weaknesses, opportunities and threats (SWOT) analysis of the site and feedback thereof
 - Expected key drivers of demand and growth
 - Vision for Zone based development within the identified areas
 - Suggestions on broad land use mix and socio-economic profile within the Zone
 - Recommendations on infrastructure augmentation and linkages within the Zone
 - Any other recommendations and feedback thereof as may be applicable
- Assessment of overall growth potential for the Zone based on existing and proposed capacities of regional level infrastructure, connectivity and linkages, socio-economic and demographic trends and prevailing real estate scenario and trends, etc.
- Basis studies and stakeholder consultations conducted, and learnings derived thereof, formulation of **Development Vision** for the identified Zone, including detailed rationale and implementation roadmap for such proposal.

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- Estimation of requirement for creation or augmentation of physical infrastructure including water supply, sewage, drainage, solid waste, power and any other applicable physical infrastructure identified in the Zone
- Estimation of requirement for creation or augmentation of social infrastructure including housing, health, education, security, including police, socio-cultural and community facilities and other applicable social infrastructure identified in the Zone
- Determine requirement of transportation and mobility infrastructure including roads, public transit infrastructure and services (buses), pedestrian mobility, non-motorized transport, para-transit services (e-rickshaw, taxis, sharing autos, etc.) including calculation of resultant level of service on roads and streets, and additional footfalls / ridership on public transit and para transit services.

TASK 03 – Proposals for creation and augmentation of infrastructure within the Zones, conceptual zonal plans and incorporation of principles

- Demarcation of plots identified within the zone for change of land use, highlighting the rationale for the same.
- Proposal for creation or augmentation of physical infrastructure including water supply, sewage, drainage, solid waste, power and any other applicable physical infrastructure identified in the Zone
- Proposal for creation or augmentation of social infrastructure including housing, health, education, security, including police, socio-cultural and community facilities and other applicable social infrastructure identified in the Zone
- The proposals for creation or augmentation / upgradation of physical and social infrastructure shall include mapping of roles and responsibilities of various agencies (including maintenance), preliminary cost estimates, phasing and prioritization – depicted in the form of amenity specific maps / layouts and reports.
 - development of roads, widening and improvement of existing ones
 - development of internal streets for enhanced pedestrian and bicycle mobility,
 - road safety provisions

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- provisions for public and private parking,
 - signage provisions, amenities and multi-utility zones along proposed streets,
 - any other intervention that may be identified during the planning process
- Proposal on environmental and ecological consideration for development within the Zones, if any. These may include proposals for conservation of water bodies, forest areas, city greens, other areas of environmental and ecological importance; integration of green-blue-grey infrastructure, proposals for factoring in environmental sustainability within the Zones.
- Proposals for rainwater harvesting and common infrastructure at Zonal level, Integration of proposals regarding air, water, noise pollution control, Provision for rainwater harvesting and common infrastructure at Zonal level, Integration of proposals regarding air, water, noise pollution control.
- The consultant shall review the provisions of the Jhansi Master Plan – 2031 (Draft) for the Development Area of Jhansi (existing and proposed) and collate the required data on GIS format for the New Zonal Development Plan.
- A detailed Zonal Base Map shall be prepared as per Design and Standards of AMRUT- 1 and AMRUT 2.0 guidelines on GIS platform using, higher resolution (0.25m) Drone Image not older than six months. To fly the drone and get the images/visuals, all the directions/conditions shall be applicable as per the “Design and Standards for Application of Drone/UAV Technology” issued by Town and Country Planning Organization, Ministry of Housing and Urban Affairs, GoI, New Delhi. Client will assist in all the required permissions for the drone mapping to the consultant.
- Collection of Ground Control Points (GCPs) ensuring more than 95% accuracy.
- Proposals for creation or augmentation of provisions for affordable housing, and housing for Economically Weaker Sections (EWS) within the Zones. Such proposals shall align with prevailing State Government policies and any other policies / byelaws of the Development Authorities / statutory authority whose jurisdiction falls within the Zone
- Proposals for physical and functional integration of urban villages (village Abadi) within the ecosystem, as applicable.

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- Identification of locations for heritage conservation, redevelopment, renewal, retrofitting within the Zones, proposals for upgradation of slums, clearance of encroachments, etc.

TASK 04 – Draft Land Use Plan and Draft Zonal Development Plan Report; Byelaws

A consolidated Draft Zonal Development Plan (Land Use Plan, Zonal Development Plan Report and Byelaws) is to be prepared for the Development Area, which shall consolidate the findings, learnings and outputs from TASKS 1, 2 and 3 into a consolidated Zonal Development Plan document. The final format for the Zonal Development Plan Report and Land Use Plan.

The following deliverables shall be submitted under TASK 4 –

- The Draft proposed **Spatial Land Use Plan** (Map scale 1:4000) for the each of the Zones (individually or in combination as may be decided), superimposed on the Sajra Plan and highlighting all the proposed land uses, relevant physical features, special sub-zones (if any), roads and mobility infrastructure, facility centers, activity nodes, etc. Zoning classification shall include, as applicable –
 - Residential areas
 - Commercial areas
 - Public & Semi-Public areas
 - Recreational areas
 - Institutional and Office areas
 - Transportation and Communication
 - Special Planning sub-zones
 - Old Built-Up, Inner City, Village Abadi areas
 - Heritage and Conservation areas
 - Scenic Value areas
 - Redevelopment zones / Slum-upgradation zones
 - Water Bodies, Rivers, Canals, etc.
 - Eco-sensitive areas
 - Primary activities
 - Manufacturing areas, Industrial areas
 - Utilities and amenities

(Zoning classification may be sub-classified as per requirement and any other zoning classification as may be identified)

- Draft **Zonal Development Plan Report**, which shall have the following broad contents
 - Introduction

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- A brief introduction to the city comprising its regional setting, functional character and growth trends
- context within the Masterplan – delineated Zones and vision
- Interdependence of the Zones on the city
- Background and Analysis
 - Land use distribution and analysis
 - Existing Population and Density
 - Built-up area, character, extent and delineation
 - Transportation – Public Transit and accessibility, circulation network, traffic flow (people and goods) and terminal facilities
 - Physical and Social Infrastructure – existing situation
 - Land Ownership pattern
 - Slope analysis
 - Hazard mapping
 - Green cover, parks / open spaces, forests, orchards, green belts, etc.
 - SWOT analysis pertaining to Zones
 - Security and safety mapping within the Zones (existing scenario)
 - Existing housing subsystems; low cost and affordable housing
- Conceptual Framework for development within the Zones, projections
 - Planning parameters and factors considered
 - Incorporation of Planning principles at various planning hierarchies
 - Demographic and socio-economic projections
 - Projected requirements for physical, social and mobility infrastructure
 - Urban form and urban design framework
- Proposals and Development Strategy
 - Land Use Plan
 - Proposed Circulation System (commuters, pedestrians, vehicles)
 - Proposals for creation and augmentation of physical infrastructure including,
 - Water supply
 - Sewerage

- Drainage
 - Solid Waste
 - Power
 - Gas Pipelines
 - Optical Fibre and other Digital Infrastructure
 - Any other physical infrastructure, as applicable
- Proposals for creation and augmentation social infrastructure including,
 - Housing
 - Health
 - Education
 - Communication
 - Security, including Police
 - Safety, including fire-fighting
 - Socio-cultural and community facilities
 - Any other social infrastructure, as applicable
- Proposals for creation and augmentation of transportation and mobility infrastructure, including proposals for public transit, multi-modal integration, first and last mile connectivity
- Strategy for new development, redevelopment, and upgradation/ improvement
- Proposal for integration of urban villages and informal settlements
- Proposal for integration of informal sector activities
- Strategy for rehabilitation of unauthorized settlements
- Strategy for maintenance of services
- Provisions for inclusive urbanization and universal accessibility
- Proposals regarding vending zones: markets and market streets

All proposals shall be supported by necessary system maps, layouts, plans, designs, typical cross sections, specifications, as may be applicable

- Zoning Regulations

- Definitions of various land use zone premises
 - Use restrictions (uses permitted, specially permitted, conditionally permitted and uses prohibited)
 - Strategy for non-conforming uses

- Strategy for hazardous zones and polluting industries
- Allowing for flexibility for informal and temporal activities within land use zones
- Conservation and improvement of environment
 - Conservation and improvement of land profile
 - Integration of blue-green-grey infrastructure
 - Conservation and improvement of green cover and landscape
 - Conservation of heritage areas / zones
 - Energy efficient and environmentally sustainable development
 - Provision for rainwater harvesting and common infrastructure at Zonal level
 - Integration of proposals regarding air, water, noise pollution control
- Compliance with National and State Guidelines and Policies
 - State Urbanization Policy, as applicable
 - State Industrialization and Investment Promotion Policy, as applicable
 - Guidelines for Universal Accessibility and Inclusive Urbanization of Government of India
 - Disaster Management Policy, as applicable
 - Energy Policy, as applicable
 - Any other relevant policies
- Resource Mobilization and Implementation Strategy
 - Regulatory and Institutional set-up for implementation
 - Costing, funding and model of implementation of physical and social infrastructure within the Zones, including roles and responsibility mapping
 - Land acquisition strategy and land amalgamation framework
 - Role of private sector, developer entities, domestic and international institutions process, development facilitation mechanisms
 - Proposals for amendments to regulatory and institutional framework to achieve effective implementation of plan objectives
 - Resource mobilization strategy
 - Phasing and prioritization of Zones development; management thereof

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The Draft Land Use Plan, Zonal Development Plan Report, Byelaws and any documentation prepared for submission to the Development Authorities and State Government shall be prepared in English and Hindi Versions by the Consultant.

TASK 05 – Assistance during the Public consultation, finalization and final approval stage

Sections 10 and 11 of the Uttar Pradesh Urban Planning & Development Act 1973 mandate that the draft Land Use Plan and the Draft Zonal Development Plan Report shall be placed in the public domain for objections and suggestions by the Development Authority. The Consultant shall assist the Development Authority during the public consultation process which would entail –

- Preparation of necessary documentation and presentations pertaining to proposals
- Documentation of objections and suggestions received during the consultation process
- Assist the Development Authority in addressing the objections and suggestions received and incorporating the same in the draft Land Use Plan or Zonal Development Plan Report as applicable
- Finalization of the revised documents (English and Hindi) for Authority approval and submission to the State Government.

Pursuant to the submission to the State Government, the State Government, or any committee set up by it, may direct modifications or amendments to the Land Use Plan or Zonal Development Plan as it may think fit. The Consultant shall assist the Development Authority in preparation of responses to any queries raised and incorporate modification if any in the draft documents.

TASK 06 – Final Land Use Plan and Final Zonal Development Plan Report

The consultant shall make available the finalized versions of the Land Use Plan and the Zonal Development Plan Report, in format as directed by the State Government for final publication. Two versions of the documents shall be prepared, one in English and one in Hindi.

Consultant shall make available any of the relevant experts or resources, as may be required until the final approval and notification of the Zonal Development Plan Report and the Land Use Plan by the State Government.

4.3 Deliverables

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

1. Five sets of Report of Zonal Development Plans and maps (on thin film) in hardcopy and soft copy in Pen drive and official mail id of the Authority.

- II. 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/base map superimposed on Sajra Plan (scale 1:4000) 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 1:4000), proposals for community facilities like educational, health, community centers, police station, post and telegraph office, fire station, electric sub-station, etc. (scale 1: 4000). All these maps shall also be delivered on a convertible scale fitting to A0 paper size (Thin film sheets).
- III. All the maps shall be delivered in digitized form (*GIS format and) on a storage drive (suitable size Hard-drive) and official E-mail Id of the Authority, compatible with G.I.S. application especially with regard to:
 - i. Use Zone Code, area of use zone and land use with Khasra numbers.
 - ii. 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.
 - iii. Any other Maps relevant to the assignment decided by the JDA.

**GIS format here refers to shape files (shp), KML files and Geo-jason Files*

Important Terms & Conditions:

- I. Town Planner in charge of the Authority shall be the Nodal Officer for coordinating with the consultant and other agencies and departments.
- II. Regarding the preparation of zonal development plan orders/directions/ guidelines/bye-laws/checklists which is issued by the state government.
- III. Stage wise payment shall be made by the Client to the consultant after acceptance of the stage-wise work and verification by the concerned officer.
- IV. The consultant is required to incorporate the suggestions given by Jhansi Development Authority.
- V. The consultant shall prepare the Base Map/all maps on GIS platform.
- VI. The consultants are required to submit all deliverables to the Jhansi Development Authority as per the requirement.
- VII. The consultant is required to submit the interim progress status periodically (weekly) to Client. Monitoring of the entire work shall be done by Town planner in charge of JDA.

- VIII. All the primary data (Drone imageries, topo-sheets, survey maps, etc.) procured and used for the preparation of Base Map has to be submitted in original by the consultant to Jhansi Development Authority.
- IX. All detailed materials required for the preparation of Zonal Development Plan is exclusive property of the Jhansi Development Authority and cannot be used without permission for other uses. All the collected data in original shall be submitted to Client.
- X. The Consultants shall ensure the deployment of the required team in Jhansi throughout the preparation period of the Zonal Development Plan. Consultant should ensure deployment of a two-member team consisting of GIS expert and Urban Planner to be available at client office till the completion of project. Subject matter experts as described further in the document should be available onsite requirement basis or as per Client's demand.

The decision of Procuring Entity shall be final in all the matters of TOR including matters requiring interpretation, resolution of dispute, relaxation, etc.

Approvals of Zonal Development Plans

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 as defined in Scope of work. The Consultant shall incorporate the recommendations emerged during the presentation and submit the draft zonal development plan to the Development authority for approval. The approval of the plan shall be done as per the Section 10 and 11 of the Uttar Pradesh Urban Planning and Development Act-1973, as amended from time to time.

4.4 Key personal

The team would comprise people having experience of working with the Government bodies and should be fluent in English and Hindi. The team would be deployed at their office location and would be present in the JDA basis for all discussions, coordination and working meetings and on call basis. Each team member should be an employee of the bidder and should have experience in their respective domains as specified below. Consultant's profile and details of technical expertise and experience along with qualification and professional experience of the technical personnel employed with the Consultant:

Sr. No.	Technical Expert	Nos.	Min. Exp. (Years)
1.	Urban Planner (Team Leader)	01	15+
2.	Urban Designer	01	10+
3.	GIS Expert	01	07+
4.	Transport Planner	01	07+

Note: If required along with the technical personnel mentioned above the consultant should

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have support staff for field survey and drafting works.

Sr. No.	Support Staff	Nos.	Min. Exp. (Years)
1.	Field Surveyor	02	05
2.	Draft Person	01	05
3.	Finance Expert	01	05+

The Scoring Criteria to be used for Evaluation of Technical Proposal shall be as follows:

1. Marking / Scoring system for Company Competency and Experience

Sl. No.	Components for evaluation		Total Marks	Documents required
A. About Company Competency				
	Bidder should be registered and operational in India since last 5 years from the date of bid submission deadline.		5.0	Memorandum of Association, Certificate of Incorporation / Registration Firm's/ Company registration certificate, Form 6
1	> 5 years to 10 years	– 2.5 marks		
	> 10 years to 15 years	– 3.75 marks		
	> 15 years	– 5.0 marks		
B. Technical Criteria				
1	Bidder should have experience in Comprehensive Consultancy for Regional Plan / Masterplan / Development Plan / Zonal Plan / Local Area Plan / Town Planning Scheme with a minimum site area of 2500 ha. during last 10 (Ten) years ending last day of the month before the month of bid submission deadline.		20.0	Form 7 along with completion certificates and Form 8
	> 25 to 50 Sq.km (Two Similar Completed works)	– 12.0 marks		
	> 50 to 75 Sq.km (Three Similar Completed works)	– 15 marks		
	> 75 Sq.km (one Similar Completed works)	– 20.0 marks		
	C. Financial criteria			
1	Average Annual Turnover for Consultancy Services calculated as total certified payments received for contracts in progress or completed, within the last 05 (Five) financial years or from the date of incorporation from the last date of bid submission deadline.		5.0	Form 2: Financial Capacity of the bidder
	> 1 crores to 5 crore – 2.5 marks			
	> 5 crores – 5.0 marks			
	Sub Total for			

II. Marking / Scoring system for Personnel for Key Experts by the bidder

Sr. No.	Key position/ Expert	Minimum qualification / experience requirement	Maximum marks	Marks for fulfilment of minimum requirement	Additional marks in case of more qualification / experience than minimum qualification / experience requirement
1	Team Leader (Project Manager & Senior Urban Planner)	B. Arch / B. Plan / B. Tech / M.A. (Geography / Economics / Sociology) with Masters in Planning (or equivalent qualification)			
		Minimum 15+ years post qualification experience as mentioned above in Master Planning / Urban planning / Urban Design / Transport Planning / Regional Planning / Infrastructure Planning	3.0	0.0	1 mark for every one year of additional experience.
		Must have worked at least 2 Year at the position of team leader in at least two numbers of works related to Regional Plan / Master Plan / Development Plan / Zonal Plan / Local Area Plan / Town Planning Scheme assignment	5.0	0.0	2.5 marks for working at least six months on each additional Work as team leader
		Sub Total	8.0	0.0	
2	Urban Designer	B. Arch, with Masters in planning /B. Design Note: <i>Urban Planner proposed should be registered with the Institute of Town Planners India (ITPI) or equivalent. The registration must be enclosed with the CV and should be valid on the date of opening of the technical bid.</i>			
		Minimum 10+ years post qualification experience as mentioned above in Master Planning / Urban Planning	3.0	0.0	1 mark for every one year of additional experience.

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		Must have worked at least 1 Year as urban planner in at least one number of work on Regional Plan / Masterplan / Development Plan / Zonal Plan / Local Area Plan / Town Planning Scheme assignment	5.0	0.0	2.5 marks for working at least six months on each additional Work as urban planner
		Sub-Total	8.0	0.0	
3	GIS Expert	Bachelor's or Master Degree in Remote sensing /Geo Informatics/ Geography or related fields. 7+ years' proven experience in preparation of Zonal plan or Local Area Plan.	8.0	0.0	1 mark for every one year of additional experience.
		Proficiency in GIS software, such as ArcGIS, QGIS, or similar platforms, for data management, mapping, analysis, and cartography.			
		Experience in spatial data collection, processing, and analysis using a variety of data sources, including remote sensing and GPS data. Familiarity with urban planning principles and land use concepts. Ability to create visually appealing and informative maps, graphs, and other data visualizations.			
		Sub-Total	8.0	0.0	
4	Transport Planner	Master's degree in Transport Planning / Transportation Engineering			
		Minimum 7+ years post qualification experience as mentioned above in transport planning / transportation Engineering	5.0	0.0	1.0 marks for every one year of additional experience.
		Must have worked at least 1 Year as transport planner in at least one number of work on Regional Plan / Masterplan / Development Plan / Zonal Plan / Local Area Plan / Town Planning Scheme assignment	3.0	0.0	1.0 marks for on each additional Work as a Transport Planner
		Sub-Total	8.0	0.0	
5	Field Surveyors	Diploma or Bachelor's degree in Surveying, Civil Engineering, or a related field. 5+ years proven experience in land surveying and field data collection, preferably in urban development or infrastructure projects. Strong knowledge of surveying techniques,	3.0	0.0	1.0 marks for on each additional Work as a Field Surveyor

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		equipment operation, and data collection methods. Familiarity with surveying software and data processing tools, such as AutoCAD, GIS software, or point cloud processing software. Proficiency in using surveying equipment such as GPS, DGPS, total stations, laser scanners, and digital levels. Good physical fitness and ability to work outdoors.			
		Sub-Total	3.0	0.0	
6	Draftsman	Diploma or Bachelor's degree in Architecture, Engineering, Drafting, or a related field. 5+ years' proven experience as a Draftsperson, preferably in architectural, engineering, or urban planning projects. Proficiency in computer-aided design (CAD) software, such as AutoCAD, Revit, or similar drafting tools. Strong knowledge of technical drawing principles, drafting standards, and construction documentation. Ability to manage multiple projects and work under tight deadlines. Experience with 3D modelling and rendering software is a plus.	2.0	0.0	1.0 marks for on each additional Work as a Draftsman
		Sub-Total	2.0	0.0	
7	Finance Expert	PGDM in Finance / MBA in Finance / CA / ICWA			
		Minimum 7 years post qualification experience as mentioned above in Real Estate expert	1.0	0.0	0.5 marks for every one year of additional experience.
		Must have worked at least 4 Months as Real Estate expert in at least one number of work on Regional Plan / Master Plan / Development Plan / Zonal Plan / Local Area Plan / Town Planning Scheme Assignment	2.0	0.0	01 marks for working on each additional Work as Finance Expert
		Sub-Total	3.0	0.0	
		Sub-total for (II)	40.0	0.0	

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III. Marking / Scoring system for Approach, Methodology, Work Plan and Concept Presentation

Sl. No.	Components for evaluation	Total Marks	Documents Required																		
1.	Approach, Methodology, and work plan: Evaluation based on understanding of scope of work, approach, and quality aspect. For the evaluation of the above, in the technical bid, the bidder is required to submit a document (not more than fifteen Pages) covering his understanding of the scope of work, the methodology proposed to be adopted by him for carrying out the work including quality related aspects and a work plan for carrying out the work including quality related aspects, tentative deployment schedule of Key Experts as per format	10.0	Form 4 – Technical Proposal																		
2.	Technical Presentation to LDA on understanding scope of work, approach, and methodology to be adopted: The main components for evaluation and marking out of 10 Marks (Technical Presentation) shall be as follows: <table><tr><td>Sl. No.</td><td>Components for evaluation</td><td>Max Marks</td></tr><tr><td>1.</td><td>Concept / Vision</td><td>4.0</td></tr><tr><td>2.</td><td>Development Potential / Infrastructure Augmentation strategy</td><td>4.0</td></tr><tr><td>3.</td><td>Strategies for Land Use Transport Integration and Multi-Modal Integration</td><td>4.0</td></tr><tr><td>4.</td><td>Urban Design Strategy, Development Norms and Form Based Codes</td><td>4.0</td></tr><tr><td>5.</td><td>Framework for implementation of Zonal Development Plans</td><td>4.0</td></tr></table> <i>*All the above components for the evaluation of technical presentation shall be accompanied/ elaborated with suitable graphics/ sketches / 3D representations</i>	Sl. No.	Components for evaluation	Max Marks	1.	Concept / Vision	4.0	2.	Development Potential / Infrastructure Augmentation strategy	4.0	3.	Strategies for Land Use Transport Integration and Multi-Modal Integration	4.0	4.	Urban Design Strategy, Development Norms and Form Based Codes	4.0	5.	Framework for implementation of Zonal Development Plans	4.0	20.0	2.
Sl. No.	Components for evaluation	Max Marks																			
1.	Concept / Vision	4.0																			
2.	Development Potential / Infrastructure Augmentation strategy	4.0																			
3.	Strategies for Land Use Transport Integration and Multi-Modal Integration	4.0																			
4.	Urban Design Strategy, Development Norms and Form Based Codes	4.0																			
5.	Framework for implementation of Zonal Development Plans	4.0																			
	Sub-total for (III)	30.0																			
	Total marks for (I, II & III)	100.0																			

4.5 Deliverable timelines

The Consultant is required to complete the entire project in a period of 28 weeks from the date of signing of Agreement as per schedule given below: -

Stages	Stages for the preparation of Zonal Development Plan	Activity completion date in days (where 'D' is effective date as mentioned in LOA)
Stages-1	Preparation of detailed Zonal Base Map and collection of data.	D+7 weeks
Stages-2	Ground Verification and Finalization of Detailed Zonal Base Map	D+6 weeks
Stages-3	Preparation of the Draft Zonal Development Plan in accordance with the Master Plan.	D+5 weeks
Stages-4	Inviting Objections/ Suggestions on Draft ZDP.	D+5 weeks
Stages-5	Finalization, Technical Approval, and Submission of Zonal Development Plan	D+5 weeks

A. General Conditions

1. The bidder must have to deploy the personnel mentioned in bid document complete and to ensure their regular presence at running work site. In the case of any shortfall of the personnel during running work, alternate arrangements will be made by JDA and expenditure occurred, will be deducted from the contractor bill along with the penalty clause.
2. Any other activity that is deemed necessary for the project execution & completion, but not included in the above-mentioned list shall form the part of scope of work of the bidder and the decision of JDA shall be final in this regard.

B. Payment terms and schedule

Billing and payments in respect of the Services shall be made as follows:

1. The Client shall cause to be paid to the Consultants an interest- bearing payment as specified stages in the RFP. The payment will be due after provision by the Consultants to the Client of a bank guarantee by a bank acceptable to the Client in an amount (or amounts) and in a currency (or currencies) specified in the RFP, such bank guarantee
2. to remain effective until the payment has been fully set off as provided in the RFP, and
 - (i) to be in the form set forth in Annexure-XI hereto or in such other form as the Client shall have approved in writing.
3. During the period of the Services, the request for payment shall be made to the Client in writing, accompanied by invoices describing, as appropriate, the services performed, and by the required documents submitted pursuant to

general conditions of the contract and upon fulfilment of all the obligations stipulated in the Contract. Format for the same will be provided during the time of stage delivery.

4. Due payments shall be made promptly by the JDA, generally within sixty (60) days after submission of an invoice or request for payment by Agency.
5. The currency or currencies in which payments shall be made to the Agency under this contract shall be Indian Rupees (INR) only.
6. All remittance charges shall be borne by the Agency.
7. In case of disputed items, the disputed amount shall be withheld and shall be paid only after settlement of the dispute.
8. Any penalties/liquidated damages, as applicable, for delay and non-performance, as mentioned in this RFP document, shall be deducted from the due payments of the respective milestones.
9. Payments to the bidder, after successful completion of the target milestones (including specified project deliverables), would be made as under: -

Sr. No.	Stages	Payment Schedule
1	Stages-1	20%
2	Stages-2	25%
3	Stages-3	25%
4	Stages-4, 5	30%

Note:

- a. *No advance payment shall be made.*
- b. *Payment shall be made in INR by RTGS / NEFT on Bank in the name of bidder.*
- c. *In case of disputed items, the disputed amount shall be withheld and shall be paid only after settlement of the dispute.*
- d. *Taxes, as applicable, shall be deducted/paid, as per the prevalent rules and regulations*

C. Payment of GST

Payment of Goods & Service Tax GST shall be shown extra by the bidder in their invoices.

D. Team and Qualification

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Successful bidder must ensure availability of qualified team as per Scope of work for the RFP.

E. Penalty:

In case JDA identifies the non-satisfactory, incomplete or non-reasonable delayed completion of respective milestones, then JDA shall be liable to take the measures as mentioned below to compensate the loss of time and efforts. In such cases, contractor must be agreeing to the measures and deductions as mentioned under the penalty clause under this section.

Penalty Clause	
Delay in achieving the any milestone by 0-7 Days	No Penalty but a warning letter shall be issued by JDA.
Delay in achieving the any milestone by 8- 14 Days	JDA Shall deduct an amount equal to 1% of stage payment.
Delay in achieving the any milestone by 15- 30 Days	JDA Shall deduct an amount equal to 5% of stage payment.
Delay in achieving the any milestone more than 30 Days	JDA Shall have right to terminate the contract, hold the payment, take legal actions and blacklist the firm/contractor

4.6 ELIGIBILITY AND QUALIFICATION CRITERIA

The shortlisted Consultant must continue to meet the eligibility and qualification criteria prescribed in the preceding EOI document (based on which they were shortlisted) as of the date of his proposal submission and should continue to meet these criteria till the award of the contract. To this extent, the relevant portions of the EOI Document and the Consultant's submissions thereto shall be deemed part of this RFP process.

4.7 Eligibility Criteria

Sr. No.	Qualification Conditions
1	The bidder may be a Company incorporated under the Companies Act, 1956/2013 and should furnish certificate of incorporation/or partnership firm/or proprietorship firm.
2	The Bidder must have a valid Goods and Service Tax (GST) registration in India. The bidder is required to submit a true copy of its Good and Service Tax (GST) registration certificate.
3	The Sole Bidder or the Lead Bidder of the consortium should have a minimum average annual turnover of INR Three (05) Crore during each of the last Five (5) years ending on 31st March 2025 from India operations. The Bidder shall enclose with its Application, certificate(s) from its Statutory Auditors stating its total revenues. The Statutory auditor also needs to certify that the Bidder has positive Net worth in three (3) consecutives financial years from the Proposal Due date of bid.
4	The Bidder must have Min. 5 years of experience in similar works anywhere in India.
	The Bidder should have a similar work experience, including experience in as per the following criteria:

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5	Two similar completed works with area not less than equal to 25-50 Sq.km;
	or
	Three similar completed works with area not less than equal to 50 -75 Sq.km;
	or
	One similar completed work with area not less than equal to >75 Sq.km.
	Definition of Similar work – “Consulting Services for GIS based Spatial Master Planning i.e., Master Plan / Zonal Plan / Regional Plan for Towns, Cities, Metropolitan Cities and City Regions.
	Document required for past performance – Work orders and Completion certificates from client clearly indicating the scope of work, cost of work, actual date of starting and completion of such work.
6	The Bidder should not have been blacklisted by the Central Government, any State Government, a statutory authority or a public sector undertaking, as on the date of the Proposal. (Undertaking on Rs.100 Non judicial stamp paper)
7	The Bidder should have, during the last three years, neither failed to perform on any agreement, nor been expelled from any project and nor have had any agreement terminated for breach by such Applicant. An undertaking (Self Certificate) is to be submitted for the same. (Undertaking on Rs.100 Non judicial stamp paper)

4.8 Evaluation of Technical Proposals

In the first stage, the Technical Proposal will be evaluated on the basis of Applicant’s experience, its understanding of TOR, proposed methodology and Work Plan, and the experience of Key Personnel. Only those Applicants whose Technical marks as per the technical evaluation criteria mentioned below is 70 marks or more out of 100 shall be declared as qualified for evaluation of their Financial Proposals. **Applicants who have secured less than 70 marks shall be rejected.**

The Scoring Criteria to be used for Evaluation of Technical Proposal shall be as follows:

Sl. No.	Components for evaluation	Total Marks	Documents required
A. About Company Competency			
	Bidder should be registered and operational in India since last 5 years from the date of bid submission deadline.	5.0	Memorandum of Association, Certificate of Incorporation / Registration
1	> 5 years to 10 years		Firm’s/ Company registration certificate, Form 6
		– 2.5 marks	

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	> 10 years to 15 years	– 3.75 marks		
	> 15 years	– 5.0 marks		
B. Technical Criteria				
1	Bidder should have experience in Comprehensive Consultancy for Regional Plan / Masterplan / Development Plan / Zonal Plan / Local Area Plan / Town Planning Scheme with a minimum site area of 2500 ha during last 10 (Ten) years ending last day of the month before the month of bid submission deadline.		20.0	Form 7 along with completion certificates and Form 8
	> 25 to 50 Sq.km (Two Similar Completed works)	– 12.0 marks		
	> 50 to 75 Sq.km (Three Similar Completed works)	–15.0 marks		
	> 75 Sq.km (one Similar Completed works)	– 20.0 marks		
C. Financial criteria				
1	Average Annual Turnover for Consultancy Services calculated as total certified payments received for contracts in progress or completed, within the last 05 (Five) financial years or from the date of incorporation from the last date of bid submission deadline.		5.0	Form 2: Financial Capacity of the bidder
	> 1 crores to 5 crore – 2.5 marks			
	> 5 crores – 5.0 marks			
	Sub Total for		30.0	
2	Key Personals		40.0	

Technical presentation in the technical evaluation is crucial part of the process, bidder unable to present its concept will be considered ineligible for the Bid. The designs / components of evaluation will be presented at the scheduled date & time before the Selection Committee (i.e., Jury for Technical Presentation only).

The main components for evaluation and marking out of 30 Marks (Technical Presentation) shall be as follows:

Sl. No.	Components for evaluation	Total Marks	Documents Required
1.	Approach, Methodology, and work plan: Evaluation based on understanding of scope of work, approach, and quality aspect. For the evaluation of the above, in the technical bid, the bidder is required to submit a document (not more than fifteen Pages) covering his understanding of the scope of work, the methodology proposed to be adopted by him for carrying out the work including quality related aspects and a work plan for carrying out the work including quality related aspects, tentative deployment schedule of Key Experts as per format	10.0	Form-4 Technical Proposal
2.	Technical Presentation to LDA on understanding scope of work, approach, and methodology to be adopted: The main components for evaluation and marking out of 10 Marks (Technical Presentation) shall be as follows:		2.
	Sl. Components for evaluation Max		

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No.	Marks		
6. Concept / Vision	4.0		
7. Development Potential / Infrastructure Augmentation strategy	4.0		
8. Strategies for Land Use Transport Integration and Multi-Modal Integration	4.0	20.0	
9. Urban Design Strategy, Development Norms and Form Based Codes	4.0		
10. Framework for implementation of Zonal Development Plans	4.0		
<i>*All the above components for the evaluation of technical presentation shall be accompanied/ elaborated with suitable graphics/ sketches / 3D representations</i>			
Sub-total for (III)		30.0	

Note: *All the above components for the evaluation of technical presentation shall be accompanied / elaborated with suitable graphics / sketches / 3D representations.

1. The marks of technical presentation will be added and making candidates eligible to be evaluated from total Technical Bid Marks (100). Only those bidders that have achieved at least minimum qualifying score (70% in this case) of the total marks will be treated as qualified and only their financial bids will be opened.
2. JDA reserves the right to withhold or withdraw the process at any stage with intimation to all who submitted the proposal.
3. JDA reserves the right, without any obligation or liability, to accept or reject any or all the proposals at any stage of the process, to cancel or modify the process or change/modify/amend any or all the provisions of the document, at any time, without assigning any reason whatsoever, without any compensation to consultants on this account.

4.9 Financial Evaluation:

- 5 Financial Proposals of all Techno-commercially suitable Proposals are evaluated based on the QCBS selection method.
- 6 Unless otherwise stipulated, the evaluation of prices shall be on total outgo from the Procuring Entity's pocket, to be paid to the Consultant or any third party, including all elements of costs as per the terms of the proposed contract, duly delivered, as the case may be, including any taxes, duties, levies etc.
- 7 3. In the case of JV the financial credentials of non-substantial members shall not be considered in the financial evaluation.
- 8 As per policies of the Central Government, from time to time, the Procuring Entity reserves its option to give purchase preferences to eligible categories of Consultants as indicated in the RFP Document.
- 9 evaluation of Proposals shall include and consider the following taxes/ duties.

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- A. in the case of Services performed in India or incidental goods of foreign origin already located in India, GST & other similar duties shall be contractually payable on the Services and incidental Goods if a contract is awarded to the Consultant;
- B. The offers shall be evaluated based on the GST rate quoted by each Consultant, and the same shall be used for determining the inter-se ranking. The Procuring Entity shall not be responsible for any misclassification of the HSN number or incorrect GST rate quoted by the Consultant. Any increase in GST rate due to misclassification of HSN number shall have to be absorbed by the supplier; and
- C. If GST is quoted extra but with the provision that it shall be charged as applicable at the time of delivery, the offer shall be evaluated for comparison purposes by loading the maximum existing rate of GST for the product/ HSN code.
- D. If a bidder enters “zero/blank” GST or an erroneous GST, the financial evaluation will be done considering the “Zero” or quoted GST rate, as the case may be. In cases where the successful bidder quotes the wrong GST rate for releasing the order, the following methodology will be followed:
 - I. If the actual GST rate applicable is lower than the quoted GST rate, the actual GST rate will be added to the quoted basic prices. The final cash outflow will be based on the actual GST rate.
 - II. If the actual GST rate applicable is more than the quoted GST rate, the basic prices quoted will be reduced proportionately, keeping the final cash outflow the same as the overall quoted amount.

6) Correction of Errors/ adjustments:

- a) Loading for Deviations: Unless announced beforehand, the quoted price shall not be loaded based on deviations in commercial conditions. If it is so declared, such loading of a financial Proposal shall be done as per the relevant provisions;
- b) **Discrepancies between Technical and Financial Proposal:**
 - a. Activities and items described in the Technical Proposal but not priced in the Financial Proposal shall be assumed to be included in the prices of other activities or items, and no corrections are made to the Financial Proposal.
 - b. If a Lump-Sum contract selection method is declared in the RFP, the Consultant is deemed to have included all prices in the Financial Proposal, so neither arithmetical corrections nor price adjustments shall be made.
 - c. If a Time-Based contract selection method is declared in the RFP, in case of discrepancy between the Technical and Financial Proposals in indicating quantities of input, any higher
 - d. quantities in Technical Proposal shall prevail, and the quoted total prices shall be assumed to apply to this higher quantum. The unit rate for such activity shall be accordingly adjusted. No such correction shall be done if quantities are lower in the Technical proposal.

c) **Discounts and Rebates:** If any Consultant offers conditional discounts/rebates in his Proposal or suo-motu discounts and rebates after the Proposal Opening (techno-commercial or financial), such rebates/ discounts shall not be considered for ranking the offer. But if such a Consultant gets selected as per the selection method, without discounts/ rebates, such discounts/ rebates shall be availed and incorporated in the contracts;

d) **Price Variation:** If the tenders have been invited on a variable price basis, the tenders shall be evaluated, compared, and ranked based on the position as prevailing on the last deadline for techno-commercial Proposal submission and not on any future date.

7) **Ambiguous Financial Proposal:** If the financial Proposal is ambiguous and leads to two equally valid total price amounts, it shall be rejected as nonresponsive.

8) **Time-Based (Input Admeasurement) Contracts:** The Consultant's Proposal must include the Key Experts' time-input person-months not less than the minimum specified in Section VI-A: List of Key Experts and Required Qualifications.

a) **Minimum Time Inputs:** if a Proposal includes less or more than the required minimum person-month time input, the proposal shall be considered as per sub-clause 6. b)-iii) above for that key-position

b) The proposal shall be evaluated based on remuneration cost plus reimbursable expenses as quoted by the consultants in the prescribed financial forms. The travel expense (TA/DA for authorized travel outside the home station) shall be reimbursed by the Procuring Entity on an actual basis. It shall be limited to the entitlement in Appendix D to the Contract Form. Therefore, travel expenses (TA/DA for authorized travel outside the home station) need not be quoted in the financial proposal for evaluation.

9) **Quality and Cost-Based Selection (QCBS):** In the case of QCBS, the total score is calculated by weighting the technical and financial scores and adding them to obtain a combined QCBS (Technical cum Financial) score, as explained in the subclasses below. The proposal obtaining the highest total combined score in evaluating quality and cost will be ranked as H-1, followed by the proposals securing lesser marks as H-2, H-3 etc. The proposal securing the highest combined marks and ranked H-1 will be invited for negotiations. If two or more bids have the same highest score in the final ranking, the bid with a higher financial score will be H-1.

a) The Technical Proposals are given an absolute technical score (Ta out of max100) based on the evaluation criteria in Section VII: Evaluation/ Scoring Criteria. However, to normalize this w.r.t. Financial Score Sf below, a relative Technical Score (St) based on their relative ranking shall be calculated. The highest evaluated Technical Score (Ta-max) is assigned the maximum relative Technical Score (St) of 100 (Hundred). The formula for determining the relative Technical scores (St) of all other Proposals is as follows:

$$St = 100 \times Ta / Ta\text{-max},$$

in which

"**Ta-max**" is the highest evaluated absolute Technical Score,

"**St**" is the relative Technical score calculated, and

"**Ta**" is the absolute Technical Score of the proposal under consideration.

This normalization would avoid any unintended magnification of weightage to the Financial score due to different scales of Technical Scores and Financial Scores.

- b) The Financial Proposals are given cost-score based on the relative ranking of prices, with the lowest evaluated Financial Proposal (FM) being assigned the maximum financial score (Sf) of 100(Hundred). The formula for determining the financial scores (Sf) of all other Proposals is as follows:

$$Sf = 100 \times FM / F,$$

in which

"**FM**" is the price of the lowest offer, "

Sf" is the financial score calculated, and

"**F**" is the price of the proposal under consideration.

- c) The weights given to the Technical (T) and Financial (P) Proposals are specified in TIS/ AITC:
T (the weight given to the Technical Proposal) in %, and
P (the weight given to the Financial Proposal) in % (with T + P = 100%)
- d) Proposals would be ranked according to their combined QCBS (weighted technical, St and financial, Sf) scores as follows:

$$S = (St \times T + Sf \times P)/100.$$

in which "S" is the combined QCBS score, "St" is the relative technical score calculated as per sub-clause a) above and "**Sf**" is the financial score calculated as per sub-clause b) above.

- e) All scores shall be calculated up to two decimal places only.
- f) Composite Score of a bidder = $St \times 0.80 + Sf \times 0.20$

4.10 Negotiation & Discussion

1. The Financial negotiations include clarifying the Consultant's tax liability and how it should be reflected in the Contract.
2. Lump-Sum form of BOQ: In the case of a Lump-Sum contract, if the selection method included cost as a factor in the evaluation, the total price stated in the Financial Proposal shall not be negotiated.
3. Time-Based (Input Admeasurement) form of BOQ: In the case of a Time-Based contract, unit rate negotiations shall not take place except when the offered Key Experts and Non-Key

Experts' remuneration rates are much higher than the typically charged rates by comparable consultants in comparable contracts. Then Procuring Entity may request the Consultant to clarify the breakdown of remuneration rates during the Contract negotiations. At the negotiations, the firm shall be prepared to disclose its audited financial statements for the last three years to substantiate its breakup of remuneration rates. If clarifications are not satisfactory Procuring Entity may ask the Consultant to reduce the rates. The Procuring Entity shall specify the format for clarifying the remuneration rates' structure under this Clause. A breakdown of Remuneration sheets agreed upon at the negotiations shall form part of the negotiated contract and be included as an Annex to Appendix C in the Contract.

Conclusion of Negotiations

The negotiations are concluded with a review of the finalized draft Contract, which shall be initiated by the Procuring Entity and the Consultant's authorized representative. If the negotiations fail, the Procuring Entity shall inform the Consultant in writing of all pending issues and disagreements and provide a final opportunity for the Consultant to respond. If disagreement persists, the Procuring Entity shall declare the proposal nonresponsive, informing the Consultant of the reasons for doing so. The Procuring Entity shall invite the next-ranked responsive Consultant to negotiate a Contract. Once the Procuring Entity commences negotiations with the next-ranked Consultant, the Procuring Entity shall not reopen the earlier negotiations.

4.11 Award of Contract

the conclusion of negotiations (in line with ITC), the Consultant whose Proposal has been accepted shall be notified of the award by the Procuring Entity before the expiration of the Proposal validity period by written or electronic means. This notification (hereinafter and in the Conditions of Contract called the "Letter of Award - LoA") shall state the sum (hereinafter and in the contract called the "Contract Price") that the Procuring Entity shall pay the Consultant in consideration of delivery of Services. The Letter of Award (LoA) shall constitute the legal formation of the contract, subject only to the furnishing of performance security as per the provisions of the sub-clause below. The Procuring Entity, at its discretion, may directly issue the contract subject only to the furnishing of performance security, skipping the issue of LoA.

Performance security:

1. Within the number of days stipulated in AITC of receipt of the Letter of Award (LoA, or the contract if LoA has been skipped), performance Security as per details in GCC shall be submitted by the Consultant to the Procuring Entity.

2. If the Consultant, having been called upon by the Procuring Entity to furnish Performance Security, fails to do so within the specified period, it shall be lawful for the Procuring Entity at its discretion to annul the award and forfeit EMD (or enforce Bid Securing Declaration if it was permitted to be submitted in lieu of Bid Security), besides taking any other administrative punitive action like 'Removal from List of Registered Suppliers' etc.

Note:

The minimum of two bidders will be selected from all the submitted proposals. The 15 zones will be distributed among the selected bidders, with the allocation of zones to each bidder being determined at the sole discretion of the Jhansi Development Authority.

5.1 GENERAL CONDITIONS OF CONTRACTOR (GCC)

5.1.1 Definition

Unless the context otherwise requires, the following terms whenever used in this Contract have the following meanings:

- a) "Agency/Bidder" means any private or public entity that will provide the Services to the Client ("the Client") under the Contract.
- b) "Client" means the Authority with which the Agency signs the Contract for the Services i.e., Jhansi Development Authority.
- c) "Contract" means and includes Tender Invitation, Instructions to Tenderers, Tender, Acceptance of Tender, General Conditions of Contract, Special Conditions of Contract, schedule of Requirements, Technical Specification and Annexure particulars and the other conditions specified in the acceptance of tender, and amendments.
- d) "Government" means the Government of the Client's country/state.
- e) "Party" means the Client or the Agency, as the case may be, and "Parties" means both.
- f) "Personnel" means professionals and support staff provided by the Agency assigned to perform the Services or any part thereof "Services" means the work to be performed by the Agency pursuant to the Contract.

5.1.2 Law Governing Contract

This Contract, its meaning and interpretation, and the relation between the Parties shall be governed by the Applicable Law.

5.1.3 Language

This Contract has been executed in English language, which shall be the binding

and controlling language for all matters relating to the meaning or interpretation of this Contract.

5.1.4 Notice

5.1.4.1 Any notice, request or consent required or permitted to be given or made pursuant to this Contract shall be in writing. Any such notice, request or consent shall be deemed to have been given or made when delivered in person to an authorized representative of the Party to whom the communication is addressed.

5.1.4.2 A Party may change its address for notice hereunder by giving the other Party notice in writing of such change to the address.

5.1.5 Authorized Representative

Any action required or permitted to be taken, and any document required or permitted to be executed under this Contract by the Client or the Agency may be taken or executed by the officials specified in the Contract.

5.1.6 Labor Law

All rules & regulations, PF Rules and Minimum Wages Act shall be applicable for this Contract. Minimum Wages as per Govt. Of India shall be applicable.

5.1.7 Taxes and Duties

- a) The Agency shall bear and pay all taxes, duties, levies and charges assessed on the agency, its Subcontractors or their employees by all municipal, state or national government authorities in connection with the Facilities in and outside India.
- b) In the event of exemption or reduction of Custom Duties, Excise Duties, Sales Tax or any other Cass /Levy being granted by the Government in respect of the works, the benefit of the same shall be passed on to the Client.

5.1.8 Fraud and Corruption

5.1.8.1 Definitions: defines, for the purpose of this provision, the term set forth below as follows:

5.1.8.1.1 “Corrupt practice” means the offering, receiving, or soliciting, directly or indirectly, of anything of value to influence the action of a public official in the selection process or in contract execution;

5.1.8.1.2 “Fraudulent practice” means a misrepresentation or omission of facts in order to influence a selection process or the execution of a contract;

5.1.8.1.3 “Collusive practices” means a scheme or arrangement between two or more Applicants, with or without the knowledge of the Client, designed to establish prices at artificial, noncompetitive levels;

5.1.8.1.4 “Coercive practices” means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in a

5.1.8.1.5 procurement process, or affect the execution of a contract.

Measure to be taken

The Client will cancel the contract if representatives of the Agency are engaged in corrupt, fraudulent, collusive or coercive practices during the selection process or the execution of the contract;

The Client will sanction the Agency, including declaring the Agency ineligible, either indefinitely or for a stated period of time, to be awarded a contract if it at any time determines that the Agency has, directly or through an agent, engaged in corrupt, fraudulent, collusive or coercive practices in competing for, or in executing, the said contract.

5.1.9 Limitation of Liability

The Client (and any others for whom Services are provided) shall not recover from the Agency, in contract or tort, including indemnification obligations under this contract, under statute or otherwise, aggregate damages in excess of the fees actually paid for the Services that directly caused the loss in connection with claims arising out of this Agreement or otherwise relating to the Services. The preceding limitation shall not apply to liability arising as a result of the Agency's fraud in performance of the services hereunder.

5.2 Commencement, Completion, Modification and Termination of Contract

a. Effectiveness of Contract

This Contract shall come into effect from the date the Contract is signed by both Parties. The date the Contract comes into effect is defined as the Effective Date.

b. Commencement of Services

The Agency shall begin carrying out the Services not later than 15 days after the Effective Date specified in the RFP or the Contract.

c. Expiration of Contract

Unless terminated earlier pursuant to GC Clause 2.6 hereof, this Contract shall expire at the end of such time period after the Effective Date as specified in the

RFP or the Contract.

d. Modifications or Variations

Any modification or variation of the terms and conditions of this Contract, including any modification or variation of the scope of the Services, may only be made by written agreement between the Parties.

e. Force Majeure

i. Definition

For the purposes of this Contract, “Force Majeure” means an event which is beyond the reasonable control of a Party and which makes a Party’s performance of its

obligations under the Contract impossible or so impractical as to be considered impossible under the circumstances.

ii. No Breach of Contract

The failure of a Party to full fil any of its obligations under the Contract shall not be considered to be a breach of, or default, under this Contract insofar as such inability arises from an event of Force Majeure, provided that the Party affected by such an event. (a) has taken all reasonable precautions, due care and reasonable alternative measures in order to carry out the terms and conditions of this Contract, and (b) has informed the other Party as soon as possible about the occurrence of such an event.

To the extent that the provision of the Services is impacted by a pandemic (including COVID-19) and any reasonable concerns or measures taken to protect the health and safety interests of either Party's personnel, the Parties will work together to amend the agreement to provide for the Services to be delivered in an appropriate manner, including any resulting modifications with respect to the timelines, location, or manner of the delivery of Services.

The Agency will use reasonable efforts to provide the Services on-site at the Client’s offices, provided that, in light of a pandemic the parties agree to cooperate to allow for remote working and/or an extended timeframe to the extent (i) any government or similar entity implements restrictions that may interfere with provision of onsite Services; (ii) either party implements voluntary limitations on travel or meetings that could interfere with provision of onsite Services, or (iii) any of the Agency’s resource determines that he or she is unable or unwilling to travel in light of a pandemic-related risk.

iii. Extension of Time

Any period within which a Party shall, pursuant to this Contract, complete any action or task, shall be extended for a period equal to the time during which such Party was

unable to perform such action as a result of Force Majeure.

iv. Payments

During the period of their inability to perform the Services as a result of an event of Force Majeure, the Agency shall be entitled to continue to be paid under the terms of this Contract, as well as to be reimbursed for additional costs reasonably and necessarily incurred by them during such period for the purposes of the Services and

in reactivating the Service after the end of such period.

v. Termination

Either Party may terminate this Agreement with immediate effect by serving prior written notice to the other party if services are not possible to be rendered as per applicable laws or professional obligations.

1. By The Client

The Client may terminate this Contract in case of the occurrence of any of the events specified in paragraphs (a) through (f) of this GC Clause

2.6.1 In such an occurrence the Client shall give a not less than thirty (30) days' written notice of termination to the Agency, and sixty (60) days in the case of the event referred to in (e).

- a) If the Agency does not remedy a failure in the performance of their obligations under the Contract, within thirty (30) days after being notified or within any further period as the Client may have subsequently approved in writing.
- b) If the Agency becomes insolvent or bankrupt.
- c) If the Agency, in the judgment of the Client has engaged in corrupt or fraudulent practices in competing for or in executing the Contract.
- d) If, as the result of Force Majeure, the Agency are unable to perform a material portion of the Services for a period of not less than sixty (60) days.
- e) If the Client, in its sole discretion and for any reason whatsoever, decides to terminate this Contract.
- f) If the Agency fails to comply with any final decision reached as a result of arbitration proceedings pursuant to GC Clause 7 hereof.

2. By The Agency

The Agency may terminate this Contract, by not less than thirty (30) days' written notice to the Client, such notice to be given after the occurrence of any of the events specified in paragraphs (a) through (c) of this GC Clause 2.6.2:

- a. If the Client fails to pay any money due to the Agency pursuant to this Contract and not subject to dispute pursuant to GC Clause 6 hereof within forty-five (45) days after receiving written notice from the Agency that such payment is overdue.
- b. If, as the result of Force Majeure, the Agency is unable to perform a material portion of the Services for a period of not less than sixty (60) days.
- c. If the Client fails to comply with any final decision reached as a result of arbitration pursuant to GC Clause 7 hereof.

3. Payment upon Termination

Upon termination of this Contract pursuant to GC Clauses 2.6.1 or 2.6.2, the Client shall make the following payments to the Agency:

- a. payment pursuant to GC Clause 5 for Services satisfactorily performed prior to the effective date of termination;
- b. except in the case of termination pursuant to paragraphs (a) through (c), and (f) of GC Clause 2.6.1, reimbursement of any reasonable cost incident to the prompt and orderly termination of the Contract, including the cost of the return travel of the Personnel and their eligible dependents.

5.3 Obligations of the Bidder

a. Standard of Performance

The Agency shall perform the Services and carry out their obligations hereunder with all due diligence, efficiency and economy, in accordance with generally accepted professional standards and practices, and shall observe sound management practices, and employ appropriate technology and safe and effective equipment, machinery, materials and methods. The Agency shall always act, in respect of any matter relating to this Contractor to the Services, as faithful advisers to the Client, and shall at all times support and safeguard the Client's legitimate interests in any dealings with third Parties.

b. Conflict of Interests

i. Consultants Not to Benefit from Commissions, Discounts, etc.

The Remuneration of the Consultants pursuant to Clause GC 6 hereof shall constitute the Consultants' sole remuneration in connection with this Contract or the Services and, subject to Clause GC 6.2.2 hereof, the Consultants shall not accept for their own benefit any trade commission, discount or similar payment in connection with activities pursuant to this Contract or to the Services or in the discharge of their obligations hereunder, and the Consultants shall use their best efforts to ensure that any Sub- consultants and or Associates, as well as the Personnel and agents of either

of them, similarly shall not receive any such additional remuneration.

If the consultants, as per part of the services, have the responsibility of advising the client on the procurement of goods, works or services, the consultants shall comply with any applicable procurement guidelines of the Client (<AGENCY>) and or

Associates Bank or of the Association, as the case may be, and other funding agencies and shall at all times exercise such responsibility in the best interest of the Client. Any discounts or commissions obtained by the Consultants in the exercise of such procurement responsibility shall be for the account of the Client.

ii. Consultants and Affiliates Not to engage in Certain Activities

The Consultants agree that, during the term of this Contract and after its termination, the Consultants and any entity affiliated with the Consultants, as well as any Sub-consultant and or Associates and any entity affiliated with such Sub-consultant and or Associates, shall be disqualified from providing goods, works or services (other than the Services and any continuation thereof) for any project resulting from or closely related to the Services.

iii. Prohibition of Conflicting Activities

The Consultants shall not engage, and shall cause their Personnel as well as

their Sub-consultants and or Associates and their Personnel not to engage, either directly or indirectly, in any of the following activities:

- a) During the term of this Contract, any Business or professional activities in the Government country which would conflict with the activities assigned to them under this Contract; and.
- b) after the termination of this Contract, such other activities as may be specified in the SC.

c. Confidentiality

Except with the prior written consent of the Client, the Agency and the Personnel shall not at any time communicate to any person or entity any confidential information acquired in the course of the Services, nor shall the Agency and the Personnel make public the recommendations formulated in the course of, or as a result of, the Services. Except as otherwise permitted by this Agreement, neither of the parties may disclose to third parties the contents of this Agreement or any information provided by or on behalf of the other that ought reasonably to be treated as confidential and/or proprietary. Parties may, however, disclose such confidential information to the extent that it: (a) is or becomes public other than through a breach of this Agreement, (b) is subsequently received by the receiving party from a third party who, to the receiving party's knowledge, owes no obligation of confidentiality to the disclosing party with respect

to that information, (c) was known to the receiving party at the time of disclosure or is thereafter created independently,

(d) is disclosed as necessary to enforce the receiving party's rights under this Agreement, or (e) must be disclosed under applicable law, legal process or professional regulations. These obligations shall be valid for a period of 3 years from the date of termination of this Agreement.

d. Accounting

The Agency shall keep accurate and systematic accounts and records in respect of the Services hereunder, in accordance with internationally accepted accounting principles and in such form and detail as will clearly identify all relevant time changes and costs, and the bases thereof.

e. Compensation for Delay

The time allowed for carrying out the work in different stages as specified in indicative time & payment schedule clause of RFP shall be strictly observed by the consultants and shall be deemed to be the essence of the contract on the part of the Consultant. The work shall throughout during the stipulated period of the contract shall be processed with all requisite due diligence. The Consultant will be required to complete the entire job within stipulated indicative time & payment schedule. In case the Consultant fails to complete the work within the indicative time & payment schedule or extended period as above owing to reasons attributable to consultant, liquidated damages @ 0.5% of

accepted fee per week of the total accepted fees subject to a maximum of 15% of the total fees payable shall be levied on the Consultant as per the decision of Contract Monitoring Committee (CMC). It is agreed between the parties that the stipulated liquidated damages are a genuine pre-estimate of the loss likely to be sustained by JDA on account of any delay beyond the scheduled date of completion given the nature of work involved.

5.4 Obligations of the Client

5.4.1 Assistance and Exemptions

The Client shall use its best efforts to ensure that the Government shall provide the Agency such assistance and exemptions as specified in the Contract.

5.4.2 Change in the Applicable Law Related to Taxes and Duties

If, after the date of this Contract, there is any change in the Applicable Law with respect to taxes and duties, then the remuneration and reimbursable expenses payable to the Agency under this Contract shall be increased or decreased accordingly under this Contract.

5.5 Payments to the Agency

6.4.3 Professional fee and Payments

The total payment due to the Agency shall be governed by the Contract Price (as determined by the financial quote in the RFP stage).

6.4.4 Terms and Conditions of Payment

Payments will be made to the account of the Agency and according to the payment schedule stated in the RFP. The Professional Fee shall be exclusive of taxes or similar charges, as well as customs, duties or tariffs imposed in respect of the Services, all of which the Client shall pay (other than taxes imposed on Agency's income generally). Unless otherwise set forth in the Contract, payment is due within thirty days following receipt of each invoice.

5.6 Good Faith and Indemnity

5.6.1 The Parties undertake to act in good faith with respect to each other's rights under this Contract and to adopt all reasonable measures to ensure the realization of the objectives of this Contract.

5.6.2 To the fullest extent permitted by applicable law and professional regulations, both the parties indemnify each other and their associates and employees against all claims by third parties (including each other's affiliates) and resulting liabilities, losses, damages, costs and expenses (including reasonable external and internal legal costs) arising out of the third party's use of or reliance on any report, deliverable, etc. disclosed to it by or through the parties as part of the regular interactions or for project/s purposes.

5.7 Settlement of Disputes

5.7.1 This Contract shall be governed by, and construed in accordance with, the laws of India.

6.7.1 Amicable Settlement

The Parties agree that the avoidance or early resolution of disputes is crucial for a smooth execution of the Contract and the success of the assignment. The Parties shall use their best efforts to settle amicably all disputes arising out of or in connection with this Contract or its interpretation. In the event any dispute between the Parties arising out of or in connection with this Agreement, including the validity thereof, the Parties hereto shall endeavor to settle such dispute amicably in the first instance. The attempt to bring about an amicable settlement shall be treated as having failed as soon as one of the Parties hereto, after reasonable attempts, which shall continue for not less than 30 (thirty) days, gives a notice to this effect,

6.7.2 Arbitration

In case of such failure, the dispute shall be referred to a sole Arbitrator, who shall be appointed by the Parties by mutual consent, failing which each party shall appoint one

Arbitrator each and together the two Arbitrators shall appoint an umpire. The Arbitration proceedings shall be governed by the (Indian) Arbitration and Conciliation Act, 1996 and shall be held in Jhansi, India. The language of arbitration shall be English.

This Agreement and the rights and obligations of the Parties shall remain in full force and effect, pending the award in any arbitration proceedings hereunder.

6.7.3 Jurisdiction

Any dispute relating to this Contract or the Services shall be subject to the exclusive jurisdiction of the Indian courts, to which both the parties agree to submit for these purposes.

5.8 Confidential Information, Security & Data

The selected bidder will promptly on the commencement of the exit management period supply to Client or its nominated agencies the following:

- Documentation relating to Intellectual Property Rights;
- Project related data and confidential information;
- All current and updated data as is reasonably required for purposes of Client or its nominated agencies transitioning the services to its replacement selected bidder in a readily available format nominated by Client or its nominated agencies; and
- All other information (including but not limited to documents, records and agreements) relating to the services reasonably necessary to enable Client or its nominated agencies, or its replacement operator to carry out due diligence in order to transition the provision of the services to Client or its nominated agencies, or its replacement operator (as the case may be).
- Before the expiry of the exit management period, the selected bidder shall deliver to Client or its nominated agencies all new or up-dated materials from the categories set out above and shall not retain any copies thereof, except that the selected bidder shall be permitted to retain one copy of such materials for archival purposes only.

Transfer of Certain Agreements

- On request by Procuring entity or its nominated agencies, the selected bidder shall effect such assignments, transfers, innovations, licenses and sub-licenses as Procuring entity or its nominated agencies may require in favor of procuring entity or its nominated agencies, or its replacement operator in relation to any equipment lease, maintenance or service provision agreement between selected bidder and third party leaders, operators, or operator, and which are related to the services and reasonably necessary for carrying out of the replacement services by Client or its nominated agencies, or its replacement operator.

- Right of Access to Premises: At any time during the exit management period and for such period of time following termination, where assets are located at the selected bidder's premises, the selected bidder will be obliged to give reasonable rights of access to (or, in the case of assets located on a third party's premises, procure reasonable rights of access to Client or its nominated agencies, and/ or any replacement operator in order to inventory the assets.

b. General Obligations of the Selected bidder

- The selected bidder shall provide all such information as may reasonably be necessary to effect as seamless during handover as practicable in the circumstances to Client or its nominated agencies or its replacement operator and which the operator has in its possession or control at any time during the exit management period.
- The selected bidder shall commit adequate resources to comply with its obligations under this Exit Management Clause.

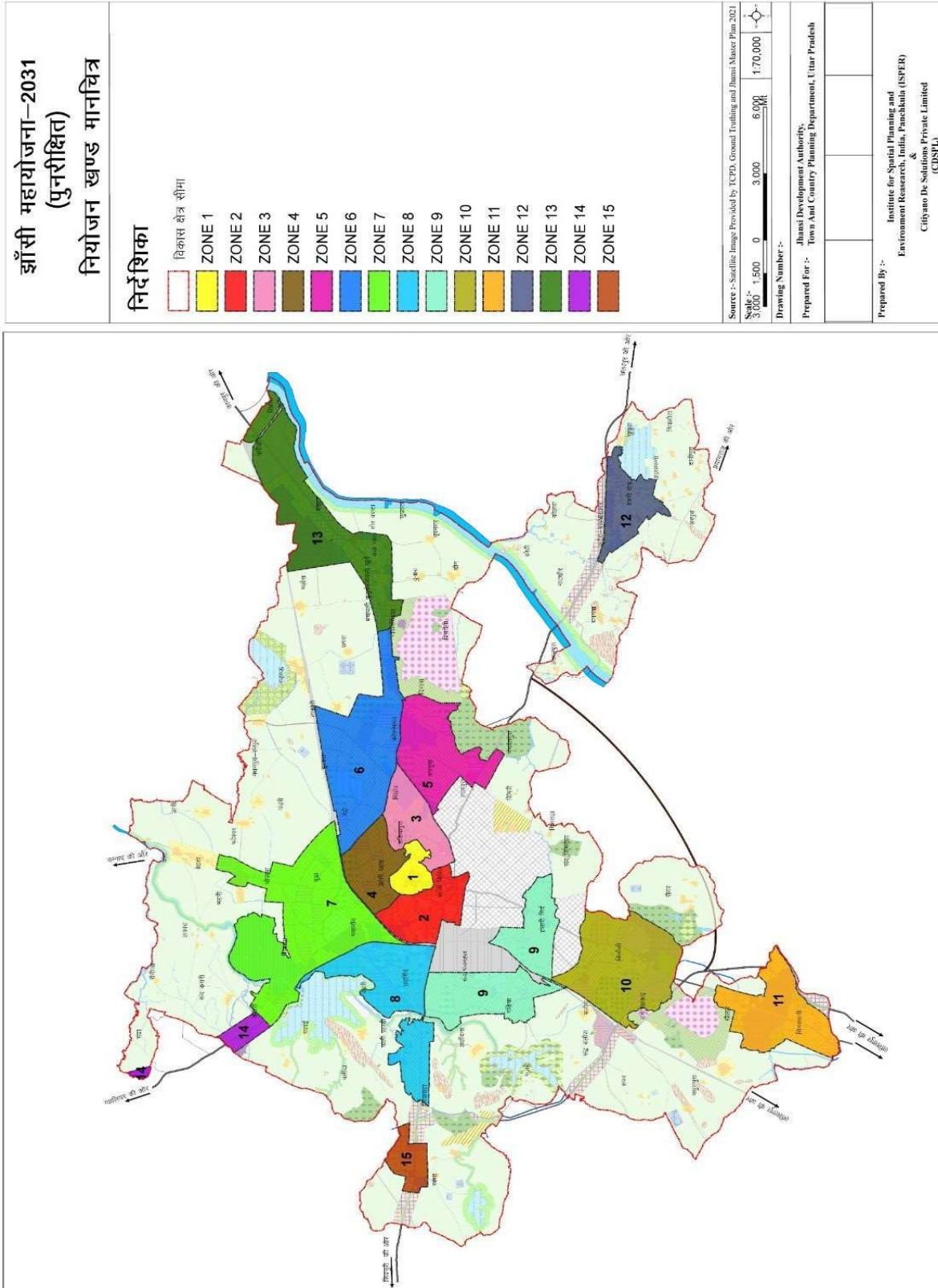
c. Exit Management Plan

- A detailed program of the transfer process that could be used in conjunction with a replacement operator including details of the means to be used to ensure continuing provision of the services throughout the transfer process or until the cessation of the services and of the management structure to be used during the transfer; and
- Plans for the communication with such of the selected bidder's, staff, suppliers, customers and any related third party as are necessary to avoid any material detrimental impact on Client operations as a result of undertaking the transfer; and
- If applicable, proposed arrangements and plans for provision of contingent support in terms of business continuance and hand holding

during the transition period, to Client or its nominated agencies, and Replacement Operator for a reasonable period, so that the services provided continue and do not come to a halt.

- The bidder shall re-draft the Exit Management Plan annually after signing of contract to ensure that it is kept relevant and up to date.
- Each Exit Management Plan shall be presented by the selected bidder to and approved by Client or its nominated agencies.
- During the exit management period, the selected bidder shall use its best efforts to deliver the services.
- Payments during the Exit Management period shall be made in accordance with the Terms of Payment Clause. It would be the responsibility of the selected bidder to support new operator during the transition period.

Zone marking in the Master Plan-2031



6.1 TECHNICAL PROPOSAL - STANDARD FORMS

Annexure – I Affidavit

Annexure – II, Organization Details

Annexure – III, Technical Proposal

Annexure – IV, Financial Experience Details

Annexure – V, Annual Turnover

Annexure – VI, List of Technical Personnel for the Key Positions

Annexure – VII, Financial Bid

Annexure – VIII, Form of Power of Attorney for Signing the Bid Documents

Annexure – IX, Declaration Affidavit

Annexure – X, Curriculum Vitae (CV)

Annexure – XI, Format for Advance Bank Guarantee.

6.2 Checklist:

(On the letter head of the applicant)

S. No	Documents to be submitted	Submitted (Yes/No)	Page No.	
			From	To
1	a. Certificate of Incorporation/ Proprietary firm registration			
	b. Place of registration			
2	Audited Annual reports, Balance Sheets, Profit and Loss statements for last 5 (Five) financial years i.e., 2020-21, 2021-22, 2022-23, 2023-24 and 2024-25			
3	Bid Document cost			
4	PAN No.			
5	GST Registration No.			
6	Income Tax clearance certificate			
7	Form- 1: Curriculum Vitae (CV)			
8	Form- 2: Financial Capacity of the Bidder			
9	Form- 3: Non-Blacklisting certificate			
10	Form- 4: Technical Proposal (Maximum 15 slides)			
11	Form- 5: Power of Attorney			
12	Form- 6: Details of the bidder/s			
13	Form- 7: Technical Capacity of the Bidder			
14	Form- 8: Project Description Sheet			
15	Other relevant documents			

Annexure-I

||AFFIDAVIT||

(To be contained in Envelope A) (On Non-Judicial Stamp of Rs.100)

I/we _____ who
is/are _____ (status in the firm/ company) and competent for
submissions of the affidavit on behalf of
M/S _____ (contractor) do solemnly affirm an
oath and state that:

I/we am/are fully satisfied for the correctness of the certificates/records submitted in
support of the following information in bid documents which are being submitted in response
to notice inviting e-tender No.

_____ for _____
(Name of work) dated _____ issued by the
_____ (Name of the department).

I/we am/ are fully responsible for the correctness of following self-certified
information/ digitally signed documents and certificates:

1. That the self-certified information /digitally signed documents given in the bid
document are fully true and authentic.

2. That:

- a. Information regarding financial qualification and annual turnover, submitted
online is correct.
- b. Information regarding various technical qualifications, submitted online is
correct.
- c. Information regarding various technical qualifications, submitted online is
correct.

3. No close relative of the undersigned and our firm/company is working in the
department.

Or

Following close relatives are working in the department:

Name _____	Post _____	Present
Posting _____		

Signature with Seal of the Deponent (Bidder)

I/we, _____; _____ above deponent do hereby certify that the facts mentioned in above paras 1 to 3 are correct to the best of my knowledge and belief. In the event of any information is found to be incorrect/ untrue or found violated, then without giving any prior notice, our bid shall be liable for rejection or termination of contract, without prejudice to any other rights of remedy including the forfeiture of the bid security/performance security.

Verified today _____ (dated) at _____ (place).

Signature with Seal of the Deponent (Bidder)

Annexure-II

ORGANIZATIONAL DETAILS

Sr. No.	Particular	Details
1.	Registration number issued by Centralized Registration system of Govt. of U.P. or proof of application for registration (If applicable)	(If applicable, scanned copy of proof of application for registration to be uploaded)
2.	Valid registration of bidder in appropriate class through centralized registration of Govt. of U.P. (If applicable).	Registration No..... Date..... (Scanned copy of registration to be uploaded)
3.	Valid GST, PAN and PF Registration No.	Copies of same to be provided
4.	Name of Organization / Individual Proprietorship Firm / Partnership firm	
5.	Entity of Organization: A Company registered under the Companies Act, 1956 or Companies Act, 2013; or Partnership Firm registered under Indian Partnership Act, 1932 or Limited Liability Partnership Firm registered under the Limited Liability Partnership Act, 2008; or A Sole Proprietorship.	
6.	Address of Communication	
7.	Telephone and Fax Number with STD Code	
8.	Mobile Number	
9.	Email address for all communications	
10.	Details of Authorized Representative	

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	Name: - Designation:	
	- Postal Address: -	
	Telephone and Fax Number with STD Code: -	
	Mobile Number: -	
	Email address for all communications: -	

Note: In case of partnership firm and limited company certified copy of partnership deed/ Articles of Association and Memorandum of Association along with registration certificate of the company shall have to be enclosed.

Signature of Bidder with Seal

Date:

Annexure-III

Technical Proposal

Technical Proposal shall comprise the following documents:

Sr. No.	Particulars	Details to be submitted
1.	Experience – Financial & Physical	As per Annexure
2.	Annual Turnover	As per Annexure
3.	List of technical personnel for the key positions	As per Annexure

Note:

1. Technical Proposal should be uploaded duly page numbered and indexed.
2. Technical Proposal uploaded otherwise will not be considered.

Annexure-IV

FINANCIAL EXPERIENCE DETAILS

Financial Requirement: As stipulated at Annexure.

To be filled in by the contractor:

- I. Details of successfully completed similar works shall be furnished in the following format.
- II. Certificate duly signed by the employer shall also be enclosed for each completed similar work.

Agreement Number & Year	Name of Work	Date of Work Order	Date of Completion	Amount of Contract	Employer's Name and Address

Existing commitments - (Value of 'C' for Bid Capacity formula)

Annexure-V

ANNUAL TURN OVER

Requirement:

To be filled in by the contractor:

Financial Year	Turn over
2020-2021	
2021-2022	
2022-2023	

Note:

- I. Annual turnover of construction should be certified by the Chartered Accountant along with valid UDIN,
- II. Audited balance sheet including all related notes, and income statements for the above financial years to be enclosed.

Annexure-VI

List of Technical Personnel for the Key Positions

Sr. No.	Key Position	Qualification	Minimum Requirement	Name of Professional	Similar Work Experience (Years)	Total Work Experience (Years)
1.	Team Leader (project manager & Senior Urban Planner)	Master Degree in Urban Planning / Regional Planning or related fields with 15+ years' experience.				
2.	Architect/Urban Designer	Master Degree in Urban design or related fields with 10+ years' experience.				
3.	GIS Expert	Bachelor's or Master Degree in Remote sensing / Geo Informatics / Geography or related fields. With 7+ years' experience.				
4.	Field Surveyor	Diploma or Bachelor's degree in Surveying, Civil Engineering, or a related field. 5+ years proven experience in land surveying and field data collection, preferably in urban development or infrastructure projects. Strong knowledge of surveying techniques, equipment operation, and data collection methods.				

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		Familiarity with surveying software and data processing tools, such as AutoCAD, GIS software, or point cloud processing software. Proficiency in using surveying equipment such as GPS, DGPS, total stations, laser scanners, and digital levels. Good physical fitness and ability to work outdoors.				
5.	Transport Planner	Master's degree in Transportation Planning/ Engineering, Urban Planning, or a related field with 7 years' experience.				
6.	Draft Person	Diploma or Bachelor's degree in Architecture, Engineering, Drafting, or a related field. 5+ years' proven experience as a Draftsperson, preferably in architectural, engineering, or urban planning projects. Proficiency in computer- aided design (CAD) software, such as AutoCAD, Revit, or similar drafting tools. Strong knowledge of technical drawing				

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		principles, drafting standards, and construction documentation.				
7.	Finance Expert	Master's degree in Finance, Business Administration, Economics, or a related field with 5+ years' experience.				

(Note: This is the minimum number of staff required. The number staff shall be increased by the consultant as per the requirement of the work and the time limit.).

Annexure-VII

FINANCIAL BID

(To Be Contained in Envelope-C)

NAME OF WORK_____

I/We quote the lump-sum fee as Rs.....INR (in Words also)
inclusive of all taxes levies and other expenses to carry out the assignment as mentioned in
the RFP document for the preparation of **Zonal Development Plan for Jhansi**.

Should this bid be accepted, I/We hereby agree to abide by and fulfilment of all the
terms and provisions of the said conditions of contract annexed hereto so far as applicable, or
in default thereof to forfeit and pay to the Governor of Uttar Pradesh or his successors in
office the sums of money mentioned in the said conditions.

Note:

- i. Only one rate of percentage above or below or at par based on the Bill of Quantities and item wise rates given therein shall be quoted.
- ii. Percentage shall be quoted in figures as well as in words. If any difference in figures and words is found lower of the two shall be taken as valid and correct rate. If the bidder is not ready to accept such valid and correct rate and declines to furnish performance security and sign the agreement his earnest money deposit shall be forfeited.
- iii. In case the percentage "above" or "below" is not given by a bidder, his bid shall be treated as non-responsive.
- iv. All duties, taxes, and other levies payable by the bidder shall be included in the percentage quoted by the bidder except GST (GST will be paid as per applicable rule).

Signature of Bidder

Name of Bidder

The above bid is hereby accepted by me on behalf of the Governor of Uttar Pradesh dated the
_____ day of _____ 20.

Signature of Officer by whom accepted

Annexure-VIII

FORM OF POWER OF ATTORNEY FOR SIGNING THE BID DOCUMENTS

(On non-judicial stamp paper of Rs.100/-)

Know all men by these presents, we, (Name of Contractor and address of the registered office) do hereby irrevocably constitute, nominate, appoint and authorize Mr. /

Ms..... son/daughter/wife of and presently residing at....., who is presently employed with us and holding the position of as our true and lawful attorney (hereinafter referred to as the in the position of as our true and lawful attorney (hereinafter r necessary or required in connection with or incidental to submission of bid for the _____[name of the work] being developed by the JDA including but not limited to signing and submission of all applications, proposals/bids and other documents and writings, participating in pre-bid and other conferences and providing information/ responses to JDA, representing us in all matters before JDA, signing and execution of all contracts and undertakings consequent to acceptance of our proposal and generally dealing with JDA in all matters in connection with or relating to or arising out of our Proposal for the said work and/or upon award thereof to us till the entering into of the agreement with JDA.

AND GENERALLY, to act as our Attorney or agent on behalf of us in relation to the bid for _____[name of the work] (and to execute and do all instruments,

acts, deeds, matters and things in relation to the said Proposal or any incidental or ancillary activity, as fully and effectually in all respects as we could do if personally present.

AND We hereby agree to ratify and confirm and agree to ratify and confirm all acts, deeds and things whatsoever lawfully done or caused to be done by our said Attorney and that all acts, deeds and things done by our said Attorney in exercise of the powers hereby conferred shall and shall always be deemed to have been done by us.

IN WITNESS WHEREOF WE, THE ABOVE-NAMED PRINCIPAL HAVE EXECUTED THIS POWER OF ATTORNEY ON THIS DAY OF2021

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For

.....

(Signature, name, designation and address) Witness

1.

2.

Notarized

Accepted

(Signature, name, designation and address of the Attorney)

Annexure-IX

DECLARATION Affidavit

(On Non-Judicial Stamp of Rs.100/-)

I / WE have gone through carefully all the Tender conditions and solemnly declare that I / we will abide by any penal action such as disqualification or blacklisting or determination of contract or any other action deemed fit, taken by, the Department against us, if it is found that the statements, documents, certificates produced by us are false / fabricated.

I / WE hereby declare that, I / WE have not been blacklisted / debarred / Suspended / Demoted in any department in Uttar Pradesh or in any other State Government / Central Government / UT due to any reasons. I/WE agree to disqualify me/us for any wrong declaration in respect of the above and to summarily reject my/our tender.

**Signed by an Authorized Officer of the Firm Title of
the Officer**

Name of the Firm Date

Annexure-X

Curriculum Vitae (CV) for Proposed Professional Staff

1. **Proposed position** [*only one candidate shall be nominated for each position*]:
2. **Name of staff** [*Insert full name*]:
3. **Date of Birth**:
4. **Nationality**:
5. **Education** [*Indicate college/university and other specialized education of staff member, giving names of institutions, degrees obtained, and dates of obtainment*]:
6. **Membership of professional associations**:
7. **Other training** [*Indicate significant training since degrees under 5 - Education were obtained*]:
8. **Countries of work experience**: [*List countries where staff has worked in the last ten years*]:
9. **Languages** [*For each language indicate proficiency: good, fair, or poor in speaking, reading, and Writing*]
10. **Employment record** [*Starting with present position, list in reverse order every employment held by staff member since graduation, giving for each employment (see format here below): dates of employment, name of employing organization, positions held.*]:

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Annexure-XI

Form of Bank Guarantee for Advance Payments

(To be stamped in accordance with Stamp Act, if any, of the country of issuing bank)

Ref: _____

Bank Guarantee: _____

Date: _____

Dear Sir,

In consideration of M/s. _____ (hereinafter referred as the "Client", which

expression shall, unless repugnant to the context or meaning thereof include its successors, administrators and assigns) having awarded to M/s. _____ (hereinafter referred to as the "Consultant" which expression shall unless repugnant to the context or meaning thereof, include its successors, administrators, executors and assigns), a contract by issue of client's Contract Agreement No. _____ dated and the same having been unequivocally accepted by the Consultant, resulting in a Contract valued at _____ for _____ Contract (hereinafter called the "Contract") (scope of work) and the Client having agreed to make an advance payment to the Consultant for performance of the above Contract amounting to (in words and figures) as an advance against Bank Guarantee to be furnished by the Consultant.

We _____ (Name of the Bank) having its Head Office at

_____ (Hereinafter referred to as the Bank), which expression shall, unless repugnant to the context or meaning thereof, include its successors, administrators' executors and assigns) do hereby guarantee and undertake to pay the client immediately on demand any or, all monies payable by the Consultant to the extent of _____ as aforesaid at any time up to _____ @ _____ without any demur, reservation, contest, recourse or protest and/or without any reference to the consultant. Any such demand made by the client on the Bank shall be conclusive and binding notwithstanding any difference between the Client and the Consultant or any dispute pending before any Court, Tribunal, Arbitrator or any other authority. we agree that the Guarantee herein contained shall be irrevocable and shall continue to be enforceable till the Client discharges this guarantee.

The Client shall have the fullest liberty without affecting in any way the liability of the Bank under this Guarantee, from time to time to vary the advance or to extend the time for performance of the contract by the Consultant. The Client shall have the fullest liberty without affecting this guarantee, to postpone from time to time the exercise of any powers vested in them or of any right which they might have against the Client and to exercise the same at any time in any manner, and either to enforce or to forebear to enforce any covenants, contained or implied, in the Contract between the Client and the Consultant any other course or remedy or security available to the Client. The bank shall not be relieved of its obligations under these presents by any exercise by the Client of its liberty with reference to the matters aforesaid or any of them or by reason of any other act or forbearance or other acts of omission or commission on the part of the Client or any other indulgence shown by the Client or by any other matter or thing whatsoever which under law would but for this provision have the effect of relieving the Bank. The Bank also agrees that the Client at its option shall be entitled to enforce this Guarantee against the Bank as a principal debtor, in the first instance without proceeding against the Consultant and notwithstanding any security or other guarantee that the Client may have in relation to the Consultant's liabilities.

Notwithstanding anything contained herein above our liability under this guarantee is limited to _____ and it shall remain in force up to and including _____ and shall

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*be extended from time to time for such period (not exceeding one year), as may be desired
by M/s. _____ on whose behalf this guarantee has been given.*

Dated this _____ day of _____ 200 _____ at _____

WITNESS

(signature)

(signature)

(Name)

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(Name)

(Official Address)

*Designation (with Bank stamp)
Attorney as per Power of Attorney No.*

Dated _____

Strike out, whichever is not applicable

Note 1: The stamp papers of appropriate value shall be purchased in the name of bank who issues the "Bank Guarantee".

Note 2: The bank guarantee shall be from a Nationalized Indian Bank or reputed foreign commercial Bank acceptable to client for Foreign Consultant with counter guarantee from Nationalized Bank. Bank guarantee furnished by foreign consultant shall be confirmed by any Nationalized Bank in India.

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Form 1: Curriculum Vitae (CV)

(To be submitted for each Key Expert, along with self-certified copies of Education & Employment certificates)

Position Title and No.:	[e.g., Team Leader]
Name of Expert:	[insert full name]
Date of Birth:	[day/month/year]
Country of Citizenship/Residence:	[insert country]

Education: [List college/university or other specialized education, giving names of educational institutions, dates attended, degree(s)/diploma(s) obtained.]

Employment record relevant to the Services: [Starting with present position, list in reverse order. Please provide dates, name of employing organization, titles of positions held, types of activities performed and location of the assignment, and contact information of previous clients and employing organization(s) who can be contacted for references. Past employment that is not relevant to the Services does not need to be included.]

Period	Employing organization and your title/position. Contact information for references	Country	Summary of activities performed relevant to the Services
[e.g., May 2015 – present]	[e.g. Ministry of _____, advisor/consultant to _____ For references: phone _____/ email _____, Mr. Bbbbbb, deputy minister]		

Membership in Professional Associations and Publications: _____

Language Skills (indicate only languages in which you can work): _____

Adequacy for the Services:

Detailed Tasks Assigned to Consultant's Team of Experts	Reference to Prior Work/Assignments that Best Illustrates Capability to Handle the Assigned Tasks

Expert's contact information: [email: _____, phone: _____]

Certification:

I, the undersigned, certify that to the best of my knowledge and belief, this CV correctly describes myself, my qualifications, and my experience, and I am available to

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undertake the Services in case of an award. I understand that any misstatement or misrepresentation described herein may lead to my disqualification or dismissal by the Client.

		<i>[day/month/year]</i>
_____ Name of Expert	_____ Signature	_____ Date

		<i>[day/month/year]</i>
_____ Name of Authorized Representative of the Consultant <i>[the same who signs the Proposal]</i>	_____ Signature	_____ Date

Appointment of Consultant for the preparation of Zonal Development Plan for the Jhansi Master Plan 2031

Form 2: Financial Capacity of the Bidder

(On the letter head of the Applicant)

Average Annual Turnover of the Bidder (Equivalent in INR Crores) By Statutory Auditor

Financial Strength of the Company					
Sl. No.	Financial Year	Whether profitable Yes/No	Annual Net Profit (INR Crores)	Overall Annual Turnover (INR Crores)	Annual Turnover from only Consultancy Services rendered in India (INR Crores)
1.	2019-20				
2.	2020-21				
3.	2021-22				
4.	2022-23				
5.	2023-24				

Certificate from the Statutory Auditor
This is to certify that (Name of the Bidder) has received the payments shown above against the respective years. Name
of the audit firm:
Seal of the audit firm:
Date:
UDIN:
(Signature, name, and designation of the authorized signatory)

Firm or Lead Firm of Consortium/ JV should have positive net worth at the time of submitting the application.

Financial Year	Net Worth (INR) (should be minimum 20% of average annual turnover in last 5 years)
FY23-24	

* The Bidder should provide Financial Capability based on its own financial statements. Financial Capability of the Bidder's parent company or its subsidiary or any associate company will not be considered for computation of the Financial Capability of the Bidder.

* Bidder should fill in details as per the row titled Annual turnover. In case the Bidder is a Joint Venture / Consortium, for the purpose of evaluation on financial parameters, financial parameters of all the members shall be furnished in separate sheets for consideration.

Kindly provide supporting balance sheets / P&L statements

Signature of the
applicant Full
name of applicant

Stamp & Date

- Certified by CA / Statutory Auditor

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Form 3: Non-Blacklisting certificate

FORMAT FOR AFFIDAVIT CERTIFYING THAT ENTITY IS NOT BLACKLISTED

(On non – judicial stamp paper of INR 100/- attested by notary public)

(In case of a Consortium/ JV, this Form is to be submitted by all Members of the Consortium/
JV)

I / We Proprietor/ Partner(s)/ Director(s) of M/s -----

hereby declare that the firm/company namely M/s ----- has not been
blacklisted

or debarred in the past by any other Government organization from taking part in
Government tenders. Or

I / We Proprietor/ Partner(s)/ Director(s) of M/s -----

hereby declare that the firm/company namely M/s ----- was
blacklisted or

debarred by any other Government Department from taking part in Government tenders for a period
of -----

-- years w.e.f.----- ----- The period is over on and now the firm/company is entitled to
take part

in Government tenders.

In case the above information found false I/We are fully aware that the tender/ contract
will be rejected/cancelled.

Dated this Day of, 2023....

Yours sincerely,

Name of the Consultant:

Signature of the Consultant:

Address:

Form 4: Technical Proposal (Maximum 15 slides)

A. Description of Approach, Methodology, and Work Plan in accordance with the Terms of Reference

- a) Technical approach and methodology:
- b) Work Plan

B. Consultant's Organization and Staffing for project

Form 5: Power of Attorney

(On non – judicial stamp paper of INR 100/- duly attested by notary public)

Know all men by these presents, we,..... (name of Firm and address of the registered office) do hereby constitute, nominate, appoint and authorise Mr / Ms..... son/daughter/wife of and presently residing at....., who is presently employed with us and holding the position of..... as our true and lawful attorney (hereinafter referred to as the “authorized Representative”) to do in our name and on our behalf, all such acts, deeds and things as are necessary or required in connection with or incidental to submission of our Proposal for XXXXXX, proposed to be developed by the (the “Client”) including but not limited to signing and submission of all applications, proposals and other documents and writings, participating in pre-bid and other conferences and providing information/ responses to the Client, representing us in all matters before the Client, signing and execution of all contracts and undertakings consequent to acceptance of our proposal and generally dealing with the Client in all matters in connection with or relating to or arising out of our Proposal for the said Project and/or upon award thereof to us till the entering into of the Agreement with the Client.

AND, we do hereby agree to ratify and confirm all acts, deeds and things lawfully done or caused to be done by our said authorized Representative pursuant to and in exercise of the powers conferred by this Power of Attorney and that all acts, deeds and things done by our said authorized Representative in exercise of the powers hereby conferred shall and shall always be deemed to have been done by us.

IN WITNESS WHEREOF WE, THE ABOVE NAMED PRINCIPAL HAVE EXECUTED THIS POWER OF ATTORNEY ON THIS DAY OF, 20.....

For

(Signature, name, designation and address) Witnesses:

- 1.
- 2.

Notarised

Accepted

.....

(Signature, name, designation and address of the Attorney) Notes:

- The mode of execution of the Power of Attorney should be in accordance with the procedure, if any, laid down by the applicable law and the charter documents of the executant(s) and

Appointment of Consultant for the preparation of Zonal Development Plan for the Jhansi Master Plan 2031

when it is so required the same should be under common seal affixed in accordance with the required procedure. The Power of Attorney should be executed on a non-judicial stamp paper of INR 100 (hundred) and duly notarised by a notary public.

- Wherever required, the Bidder should submit for verification the extract of the charter documents and other documents such as a resolution/ power of attorney in favor of the person executing this Power of Attorney for the delegation of power hereunder on behalf of the Bidder.

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Form 6: Details of the bidder/s

(On the letter head of the Applicant)

Details of the Bidder

- a) Name:
- b) Country of incorporation:
- c) Address of the corporate headquarters and its branch office(s), if any, in India:
- d) Date of incorporation and/ or commencement of business:

Brief description of the Bidder including details of its main lines of business and proposed role and responsibilities in this Project:

Details of individual(s) who will serve as the point of contact/ communication for the Authority:

- i. Name:
- ii. Designation:
- iii. Company:
- iv. Address:
- v. Telephone Number:
- vi. E-Mail Address:
- vii. Fax Number:

Particulars of the Authorised Signatory of the Bidder:

- a. Name:
- b. Designation
- c. Address:
- d. Phone Number
- e. Fax Number
- f. Class III Digital Signature Certificate ID number

(Signature, name, and designation of the authorised signatory)

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Form 7: Technical Capacity of the Bidder

(On the letter head of the Applicant)

- A. Bidder should have experience in Comprehensive Consultancy for Regional Plan / Masterplan / Development Plan / Zonal Plan / Local Area Plan / Town Planning Scheme with a minimum site area of 1000 ha during last 10 (Ten) years ending last day of the month before the month of bid submission deadline.

S. No.	Name of Work/ Assignment with Location	Project Cost (INR)	Project Area (In sq.km.)	Start Date	End Date	Client Details
1.						
2.						
3.						

- B. Bidder should have experience in Similar Work mentioned in clause 1.1 with minimum site area of 1000 Ha each done for Central Govt. / any State Govt. / PSU / Funding agencies / Autonomous Govt. bodies/ Local Govt. bodies during last 10 (Ten) years ending last day of the month before the month of bid submission deadline.

S. No.	Name of Work/ Assignment with Location	Project Cost (INR)	Project Area (in sq.km.)	Start Date	End Date	Client Details
1.						
2.						
3.						
4.						

Appointment of Consultant for the preparation of Zonal Development Plan for the Jhansi Master Plan 2031**Form 8: Project Description Sheet***(On the letter head of the Applicant)*

(to be submitted for all projects listed as part of Form 13)

Sl. No.	Particulars	Details
1.	Name of Assignment	
2.	Country	
3.	Location within Country	
4.	Name of Client	
5.	Address	
6.	Start Date (Month/ Year) LOA/ Work Order issued by Client/ Competent Authority attached (Yes/ No)	
7.	Completion Date (Month/ Year) Completion Certificate issued by Client/ Competent Authority attached (Yes/ No)	
8.	Duration of Assignment	
7.	Approx. Value of Services (in Current US\$/INR)	
8.	Name of Senior Staff (Project Director/ Coordinator, Team Leader) involved, and functions performed	
9.	Professional Staff Provided by your Firm/ Entity	
10.	No. of Staff	
11.	Name of Associated Consultants if any	
12.	No. of Months of Professional Staff, provided by Associated Consultants	
13.	Narrative Description of Project	
14.	Description of Actual Services Provided by your Staff	