

**Final RFP in accordance to the
response to Pre - Bid queries dated
13.01.2021**



AYODHYA DEVELOPMENT AUTHORITY

अयोध्या विकास प्राधिकरण

Request for Proposal

for

**Appointment of Consultant to prepare the Vision, Implementation strategy and Integrated
infrastructure plan for Ayodhya**

Issued by:

Ayodhya Development Authority
Civil Lines, Kosi Parikrama Road,
Ayodhya, Uttar Pradesh-224001
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1 Data Sheet

1.	Name of the Bid	Appointment of Consultant to prepare the Vision, Implementation strategy and Integrated infrastructure plan for Ayodhya
2.	Time-period of contract	Twenty-Five Weeks
3.	Method of selection	Quality-cum-Cost Based Selection (QCBS)
4.	Bid Processing Fee	<p>Non-refundable/Nonadjustable fee of INR 10,000 + GST (INR Ten Thousand Only + GST)</p> <p>The payments to be made in the form of RTGS/NEFT from any nationalised bank to the account details as mentioned below;</p> <p>Punjab National Bank Ayodhya Beneficiary Name: Sachiv Ayodhya Vikas Pradhikaran A/c No - 0166010100001325 IFS code PUNB0612900</p>
5.	Earnest Money Deposit (EMD)	<p>Earnest Money Deposit (EMD) Refundable amount of INR 10,00,000. The payments to be made in the form of RTGS/NEFT from any nationalised bank to the account details as mentioned below;</p> <p>Punjab National Bank Ayodhya Beneficiary Name: Sachiv Ayodhya Vikas Pradhikaran A/c No - 0166010100001325 IFS code - PUNB0612900</p> <p>Alternatively, Bank Guarantee (BG) from a scheduled commercial bank in India and drawn in favour of Ayodhya Development Authority is also allowed. Refer to Form 14 regarding format for providing BG</p>
6.	Financial Bid to be submitted together with Technical Bid	Yes
7.	Name of the Authority's official for addressing queries and clarifications	<p>"The Vice Chairman" Ayodhya Development Authority Civil Lines, Kosi Parikrama Road Ayodhya, Uttar Pradesh, PIN-224001</p> <p>Name of the Contact Person – Mr. Ajay Kumar Rai Executive Engineer, Ayodhya Development Authority Mobile No – 9140494501, Landline: +91 5278-223460 (Attendant Rajesh Kumar Soni) Email address: vcafda@gmail.com</p>
8.	Proposal Validity Period	90 Days from Proposal Due Date
9.	Schedule of Bidding Process	
	Date of Issue of RFP	26-12-2020
	Last Date for receiving queries	05-01-2021
	Pre- Bid Meeting	<p>08-01-2021. To be held at;</p> <p>U.P. Awas Evam Vikas Parishad 104, Mahatma Gandhi Road, Lucknow, Uttar Pradesh. at 4.00 PM. (In case of virtual meeting, link will be shared on email id of the applicants)</p>

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		The Bidders are advised to make a site visit to the City of Ayodhya to make them familiar with the project area. The name of the contact person is already given in the RFP
	Publication of responses to pre bid queries	13-01-2021
	Proposal Due Date	28-01-2021
	Date of opening of Technical Proposal	29-01-2021
	Date of Presentation by Bidders	05-02-2021. To be held at; U.P. Awas Evam Vikas Parishad 104, Mahatma Gandhi Road, Lucknow, Uttar Pradesh. at 11.00 am. (In case of virtual meeting, link will be shared on email id of the applicants
	Evaluation of Technical Proposal	08-02-2021
	Date of opening of Financial proposal	09-02-2021
10.	Consortium to be allowed	Yes
11.	Performance Security	5% of the contract value

2 Instructions to Bidders

2.1 General instructions

2.1.1 Number of Proposals and respondents

1. No Bidder shall submit more than one (1) Proposal, in response to this RFP.
2. The RFP is non-transferable, and Proposals shall be submitted only by the respective Bidders to whom the RFP has been issued by Authority.
3. A Bidder applying individually shall not be entitled to submit another Proposal.
4. If a Consultant considers that it may enhance its expertise for the assignment by associating with other consultants in the form of a Joint Venture/Consortium, it may do so with eligible Consultants. The members of the Consortium shall enter into a MoU for Joint Bidding and Power of Attorney on the name of lead partner for the purpose of making the Application and submitting a Bid.
5. A Bidder shall not be entitled to submit another application either individually or as a member of any Consortium, as the case may be.

2.1.2 Proposal preparation cost

1. The Bidders shall bear all costs associated with the preparation and submission of the Proposal. Authority will not be responsible and liable for any costs, regardless of the conduct or outcome of the Proposal/process.
2. Bidders are encouraged to submit their respective Proposals after visiting the office of the Client and ascertaining for themselves the availability of documents and other data with the Client, Applicable Laws and regulations or any other matter considered relevant by them.
3. All papers submitted with the Proposal are neither returnable nor claimable.

2.1.2.1 Acknowledgement by the Bidder

It shall be deemed that by submitting the e-Bid, the Bidder has:

- 1) made a complete and careful examination of the e-Bid;
- 2) received all relevant information requested from Client
- 3) acknowledged and accepted the risk of inadequacy, error or mistake in the information provided in the e-Bid or furnished by or on behalf of Client
- 4) satisfied itself about all matters, things and information, necessary and required for submitting an informed Application and performance of all its obligations thereunder;
- 5) acknowledged that it does not have a Conflict of Interest; and
- 6) agreed to be bound by the undertaking provided by it under and in terms hereof

2.1.2.2 Availability of Bid Document

This Bid document is available on the web site <http://etender.up.nic.in> and on Ayodhya Development Authority website <http://ayodhyada.in/> at E-link to enable the Bidders to view, download the e-Bid document and submit e-Bids online up to the last date and time mentioned in e- Bidder notice/ e-Bid document. The Bidder's shall have to pay bid processing fee and EMD as mentioned in Data sheet through RTGS on addresses given in data sheet. The scanned copy of RTGS with transaction ID certified by the same bank must be enclosed along with the e-Bid. This e-Bid document fee will be non- refundable. Bid without these in the prescribe form will not be accepted

2.1.3 Right to accept and reject any or all the Proposals

1. Notwithstanding anything contained in this RFP, Authority 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.
2. Authority reserves the right to reject any Proposal if:
 - i. At any time, a material misrepresentation is made or discovered, or

- ii. The Bidder/s do/does not respond promptly and diligently to requests for supplemental information required for the evaluation of Proposals, or
- iii. The Bidder does not adhere to the formats provided in the Annexure A to the RFP while furnishing the required information/details.

2.1.4 Clarifications

- 1. During evaluation of e-Bid, the Client may, at its discretion, ask the Bidder for a clarification of his/her e-Bid. The request for clarification shall be in writing.
- 2. Bidders are encouraged to inform themselves fully about the assignment and the local conditions before submitting the Proposal by paying a visit to the Authority and the Project site, sending written queries to the Authority, and attending a Pre-Proposal Conference. In case the Bidder seeks for any queries, he shall send letter or e-mail to the correspondence address given in Data Sheet
- 3. However, the Client shall not entertain any correspondence from the Bidders during the period of e-Bid opening to selection of the successful Bidder. Any wrong practice shall be dealt in accordance with the Corrupt and Fraudulent Practices.

2.1.5 Amendment of the RFP

- 1. At any time prior to the Proposal Due Date (PDD), the Authority, for any reason, whether at its own initiative or in response to a clarification requested by eligible Bidder/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> and Authority web site at <http://ayodhyada.in/> through a corrigendum and this shall 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 Bidder to check the above-mentioned websites from time to time for any amendment in the RFP document/s. The Authority shall not be responsible for failure to get/download the amendments.
- 2. In order to provide the Bidders a reasonable time to examine the addendum, or for any other reason, Authority may, at its own discretion, extend the PDD.

2.1.6 Data identification and collection

- 1. It is desirable that the Bidders submit their Proposal/s after verifying the availability of the data, information and/or any other matter considered relevant.
- 2. It would be deemed that by submitting the Proposal, the Bidder has:
 - i. Made a complete and careful examination and accepted the RFP in totality;
 - ii. Received all relevant information requested from Authority and;
 - iii. Made a complete and careful examination of the various aspects of the indicative Scope of Work.
- 3. Authority shall not be liable for any mistake or error on the part of the Bidder in respect of the above.

2.2 Preparation, submission, opening & acceptance of Proposals/e-bids

2.2.1 Language and currency

- 1. The Proposal and all related correspondence and documents should be written in the English language. Supporting documents and printed literature furnished by the Bidders 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.
- 2. The currency for the purpose of the Proposal shall be the Indian National Rupee (INR).

2.2.2 Proposal validity period and extension

- 1. Proposals shall remain valid for a period of as mentioned in the data sheet from the Proposal Due Date ("Proposal Validity Period") and Authority may solicit the Bidder's consent for extension of the period of validity, if required. Authority reserves the right to reject any Proposal, which does not meet this requirement.

2. In exceptional circumstances, prior to expiry of the original Proposal Validity Period, Authority may request Bidders to extend the validity period for specified additional period. Bidders, who may not extend the validity period, will deem to have withdrawn their Proposal at the expiry of validity period.

2.2.3 Format and signing of Proposals

1. The Bidders shall prepare electronic copies of the technical and financial e-bid/Proposals separately.
2. Bidders should provide all the information as per the RFP and in the specified formats. Authority reserves the right to reject any Proposal that is not in the specified formats.
3. In case the Bidders intends 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.
4. Along with the submission of technical and financial e-bids/Proposals on e-procurement website mentioned in this RFP, the Bidders also needs to submit two (2) hard copies of the Technical Bids at the address mentioned in the Data Sheet. It may be noted that Bidders **shall not submit** the financial bid in hard copy and if in case it is done the Bidders proposal shall be rejected and shall not be evaluated further.

2.2.3.1 In case of JV/ Consortium of firms

The MoU for Joint Bidding and Power of Attorney is to be submitted along with the Application confirming the following therein:

- i. Date and place of signing
- ii. Purpose of MoU
- iii. A clear and definite description of the proposed administrative arrangements for the management and execution of the assignment. Name of Lead Firm and other partners should be clearly defined in the Joint Bidding Agreement
- iv. Delineation of duties/ responsibilities and scope of work to be undertaken by each firm
- v. An undertaking that the JV firms are jointly and severally liable for the performance of the services
- vi. The Association firm shall give a Letter of Association, MoU, letter of Authorization, copies of GPA/SPA for the person signing the documents.
- vii. Any change (either inclusion of a new member or exclusion of a member) proposed in Consortium/ JV during the project period i.e. after signing of agreement with Client, shall require prior written approval from the Client. However, the client at its own discretion may impose a penalty for any such change.

A firm can bid for a project either as a sole firm or forming Joint Venture with other consultants. In case of Joint Venture, the maximum number of Joint Venture partners **is limited to 4**. However, alternative proposals i.e. one as sole or in JV with other consultant and another in JV/Consortium with any other consultant for the same project will be summarily rejected. In such cases, all the involved proposals shall be rejected.

2.2.4 Submission of e-bid/Proposal

1. The bid submission module of e-procurement website <http://etender.up.nic.in> enables the Bidders to submit the Proposal online in response to this RFP published by the Authority. Submission can be done till the Proposal Due Date specified in the RFP. Bidders should start the process well in advance so that they can submit their Proposal in time. The Bidder 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 Bidders cannot submit their Proposals. For delay in submission of Proposal due to any reasons, the Bidders shall only be held responsible.
2. The Bidders have to follow the following instructions for submission:
 - i. For participating through the e-tendering system, it is necessary for the Bidders to be the registered users of the e-procurement website <http://etender.up.nic.in>. The Bidders 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.
- ii. In addition to the normal registration, the Bidder has to register with his/her 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 Bidder 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.
 - iii. For successful registration of DSC on e-procurement website <http://etender.up.nic.in> the Bidder must ensure that he/she should possess class-2/class-3 DSC issued by any Certifying Authorities approved by Controller of Certifying Authorities, Government of India, as the e-procurement website <http://etender.up.nic.in> is presently accepting DSC issued by these authorities only. The Bidder can obtain user login ID and perform DSC registration exercise above even before e-bid/Proposal submission date starts. The Authority shall not be held responsible if the Bidder fails to submit his/her e-bid/Proposal before the Proposal Due Date due to DSC registration problem.
 - iv. The Bidder 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 Bidder intends to e-bid/Proposal, from "My tenders" folder, the Bidder 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 Bidder should download the RFP document including financial format and study them carefully. The Bidder should keep all the documents ready as per the requirements of RFP document in the PDF format.
 - v. After clicking the 'pay offline' option, the Bidder will be redirected to terms and conditions page. The Bidder should read the terms & condition before proceeding to fill in the Bid Processing Fee offline payment details. 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.
 - vi. Before uploading, the Bidder has to select the relevant DSC. He may be prompted to enter the DSC password, if necessary. For uploading, the Bidder 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 Bidder's computer.
 - vii. The Bidder 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 Bidder 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.
 - viii. 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 Bidder can take a printout of the bid summary using the "print" option available in the window as an acknowledgement for future reference.
 - ix. Authority reserves the right to cancel any or all e-bids/Proposals without assigning any reason.

2.2.5 Deadline for submission

E-bid/Proposal (technical and financial) must be submitted by the Bidder at e-procurement website <http://etender.up.nic> no later than the time specified on the Proposal Due Date. The Authority 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 Authority and Bidders previously subject to the deadline will thereafter be subject to the deadline, as extended.

2.2.6 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 Bidder cannot submit his/her e-bid/Proposal. Bidder has to start the bid submission well in advance so that the submission process passes off smoothly. The Bidder 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.

2.2.7 Withdrawal and resubmission of Proposal

1. At any point of time, a Bidder can withdraw his/her Proposal submitted online before the Proposal Due Date. For withdrawing, the Bidder 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 Bidder should then select "My bids" option in the bid submission menu. The page listing all the bids submitted by the Bidder will be displayed. Click "View" to see the details of the bid to be withdrawn. After selecting the "bid withdrawal" option, the Bidder 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 Bidder also has to enter the bid withdrawing reasons and upload the letter giving the reasons for withdrawing before clicking the "Submit" button. The Bidder has to confirm again by pressing "OK" button before finally withdrawing his/her selected e-bid/Proposal.
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 Bidder's forfeited of his/her e-bid/Proposal security.
3. The Bidder 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 Bidder 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 Bidder 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 Bidder should then select "My bids" option in the bid submission menu. The page listing all the bids submitted by the Bidder 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.
4. The Bidder 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.
5. No e-bid can be resubmitted subsequently after the deadline for submission of e-bids.

2.2.8 Verification and Disqualification

1. The Authority reserves the right to verify all statements, information and documents submitted by the Bidder in response to the RFP or the Bidding Documents and the Bidder shall, when so required by the Authority, make available all such information, evidence and documents as may be necessary for such verification. Any such verification, or lack of such verification, by the Authority shall not relieve the Bidder of its obligations or liabilities hereunder nor will it affect any rights of the Authority thereunder.
2. The Authority reserves the right to reject any Bid and appropriate the Bid Security if:
 - a) at any time, a material misrepresentation is made or uncovered, or
 - b) the Bidder does not provide, within the time specified by the Authority, the supplemental information sought by the Authority for evaluation of the Bid.
3. Such misrepresentation/ improper response shall lead to the disqualification of the Bidder. If the Bidder is a Consortium, then the entire Consortium and each Member may be disqualified / rejected. If such disqualification / rejection occurs after the Bids have been opened and the Highest Bidder gets disqualified / rejected, then the Authority reserves the right to:
 - a) invite the remaining Bidders to submit their Bids in accordance with Section 3 and 4; or
 - b) take any such measure as may be deemed fit in the sole discretion of the Authority, including annulment of the Bidding Process.

2.2.9 Selection of the Bidder

From the time the Proposals are opened to the time the contract is awarded, if any Bidder wishes to contact the Authority, on any matter related to their Proposal it should do so in writing. Any effort by the Bidders to influence any officer or bearer of the Authority in the Proposal evaluation or contract award decisions may result in the rejection of the Bidder's Proposal.

2.2.10 Proposal opening

1. After the technical evaluation as defined in criteria for technical evaluation mentioned under clause 4.2, the Authority shall prepare a list of prequalified Bidders in terms of Section 4 for opening of their financial bid. A date, time and venue will be notified to all Bidders for announcing the result of evaluation and opening of Financial Bid. Before opening of the Financial Bid, the list of pre-qualified Bidders along with their technical scores will be read out. The opening of Financial Bid shall be done in presence of respective representatives of Bidders who choose to be present. The Authority will not entertain any query or clarification from Bidder who fail to qualify at any stage of the selection process.
2. Bidders are advised that selection shall be entirely at the discretion of the Authority. Bidders shall be deemed to have understood and agreed that the Authority shall not be required to provide any explanation or justification in respect of any aspect of the selection process.
3. Any information contained in the Proposal shall not in any way be construed as binding on the Authority, its agents, successors or assigns, but shall be binding against the Bidder if the service is subsequently awarded to it.

2.2.11 Confidentiality

1. Information relating to the examination, clarification, evaluation and recommendation for the short-listed Bidder/s shall not be disclosed to any person not officially concerned with the process.
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 Bidders or their representatives, if any. Any effort by a Bidder 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 Bidder.

2.2.12 Tests of responsiveness

1. Prior to evaluation of the Proposals, Authority will determine whether each Proposal is responsive to the requirements of the RFP. The Proposals shall be considered responsive if:
 - i. It is received or deemed to be received by the due date and time including any extension thereof pursuant to the Data Sheet.
 - ii. It contains all information as desired in this RFP.
 - iii. Information is provided as per the formats specified in the RFP.
 - iv. Bids are accompanied with Bid Processing Fee (non-refundable) and EMD as specified in the Data Sheet of this RFP.
 - v. Power of Attorney for Lead Member of Consortium, if applicable
 - vi. In case a Joint Venture/consortium of firms, the proposal shall be accompanied by a certified copy of MoU, signed by all firms as detailed in this RFP.
2. Authority reserves the right to reject any Proposal which is non-responsive and no request for alteration, modification, substitution or withdrawal shall be entertained by Authority in respect of such Proposal.

2.2.13 Clarifications sought by Authority

To assist in the process of evaluation of Proposals, Authority may, at its sole discretion, ask any Bidder 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.

2.2.14 Proposal evaluation

1. Submissions from Bidders would first be checked for responsiveness as set out in Clause 2.2.12. All Proposals found to be substantially responsive shall be evaluated as per the Eligibility Criteria set out in Clause 4.1 and 4.2 of this RFP.

2. The Proposal containing the Technical Details in Clause 4.1 and 4.2 of the Bidder/s who do not meet the Technical Criteria shall not be considered for further process.

2.2.15 Earnest Money Deposit

1. The Bid document should be accompanied with an Earnest Money Deposit (EMD) as mentioned in the data sheet of this document.
2. Any e-Bid not secured in accordance with above shall be treated as non-responsive and rejected by the Authority.
3. For unsuccessful Bidder's EMD will be returned promptly as possible after opening of the Price Bid.
4. For successful Bidder's e-Bid EMD will be returned after submission of Performance Security and signing of the contract.
5. The EMD may be forfeited:
 - a) If Bidder (i) withdraws its e-Bid during the period of e-Bid validity specified by the Bidder on the e- bid form: or (ii) does not accept the correction of errors or (iii) modifies its e-Bid price during the period of e-Bid validity specified by the Bidder on the form.
 - b) In case of a successful Bidder, if the Bidder fails to sign the contract with the Authority.

2.2.16 Award Criteria

1. The final Letter of Award (LoA) will be given to the selected Bidder as the successful bidder as Eligibility & Evaluation Criteria of Bids laid in Section 4 of this bid document.
2. The Authority will award the contract to the successful Bidder whose bid has been determined to be responsive to all the conditions of the contract and meeting the eligibility requirement of the bidding document.

2.2.17 Notification of Award

1. Prior to the expiration of the period of e-Bid validity, the Authority will notify the successful Bidder in writing, by letter/e-mail/fax, that its e-Bid has been accepted.
2. The notification of award will constitute the formation of the contract.

2.2.18 Performance Security

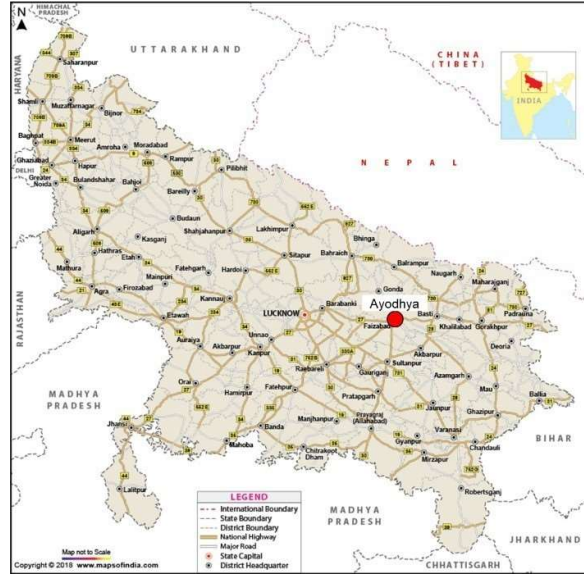
1. Prior to award of contract, to fulfil the requirement of performance security during the implementation period, the successful Bidder will deposit Performance Security amount equivalent to as mentioned in the Data Sheet of the financial Bid value in the form of Bank Guarantee / FDR drawn on any Scheduled or Nationalized Bank in favor of Ayodhya Development Authority valid for six months after completion of the Project.
2. Before the contract is awarded to the Consultant, an agreement (to be given later) will have to be signed by the Consultant at his cost on proper stamp paper.

3 Terms of reference

3.1 Scope of services

BACKGROUND

Located along the banks of river Sarayu in the state of Uttar Pradesh, Ayodhya is dotted with temples and is one of the most venerable cities of ancient India. As a pilgrim town, it beholds a significant place for different mythologies. Over the years, it has evolved as a religious and tourist destination, personifying spirituality. The city is anticipated to become a global tourism destination with focus on spiritual, cultural, heritage assets and events. With increased tourist inflow in the near future, the city is likely to grow manifold with significant demand in hospitality and allied industries and is envisaged to be developed as a mega centre for tourist, economic and religious activities. These activities will create new opportunities by augmenting value creation and employment generation in the region. Thus, Ayodhya is proposed to be planned with holistic development preserving the inherent heritage and augmenting the infrastructure.



Government of Uttar Pradesh, intends to promote Ayodhya Development Authority area¹ (ADAA) as Global Religious & Tourism centre by developing it on ancient Vedic city planning principles, meeting the key objectives of;

- Leveraging Tourism as engine of growth to create regional economic development and epicentre of employment generation by facilitating the long-term growth and development of the tourism industry in a sustainable tourism planning principle
- Creating an ecosystem for Urban & Tourism development by retaining the city's spiritual heritage
- Creating opportunities for private sector to develop tourism and allied infrastructure by identifying priority projects and areas for potential development for specific economic drivers and supporting infrastructure
- Developing a sustainable heritage city catering to growing resident & floating population

Ayodhya - Pilgrimage Centre & will develop as a Global tourism hub

- One of Saptpuri and major religious centre for Hindus
- The city is auspicious to Buddhism, Sikh and Jainism religions with many cities and places of importance near by Ayodhya
- Is part of Ramayan Circuit under Swadesh Darshan Scheme connected to Chitrakoot through Ram Van Gaman Marg
- Centre of pilgrimage with proximity to holy cities of Prayagraj, Varanasi (Kashi) , Gorakhpur

¹ For the purpose of this Terms of Reference, Ayodhya Development Authority area refers to the area of 875 Sq Km currently being considered by the Ayodhya Development Authority for notification purpose. Out of this area the master plan for an area of 133 Sq Km is currently under preparation and 31.50 Sqkm is core city area of Ayodhya.

- Specify the major programmes, roles and responsibilities of key players, institutional arrangements and resources requirements through proper project structuring.

In consonance to the above objectives, the State Government through its various agencies and Central Government has already initiated undertaking various development initiatives as shown in the figure.

In order to undertake the comprehensive city development and create a blueprint to meet the objectives and city development targets for holistic, sustainable and planned development, Government of Uttar Pradesh envisages to prepare the Vision, Implementation strategy and integrated infrastructure plan for Ayodhya and take it further for Project Development, Management & Project implementation support.

**Projects
(Planned/in Progress)**

- GIS based Master Plan encompassing current & proposed Ayodhya development area
- Comprehensive Mobility Plan for Traffic
- Infrastructure Projects (Roads, Airport, Railway Station, Sewage etc)
- Creation/Improvements of tourism infrastructure in Core city (Parikrama, Ghat Development, Lord Ram Statue Development etc)

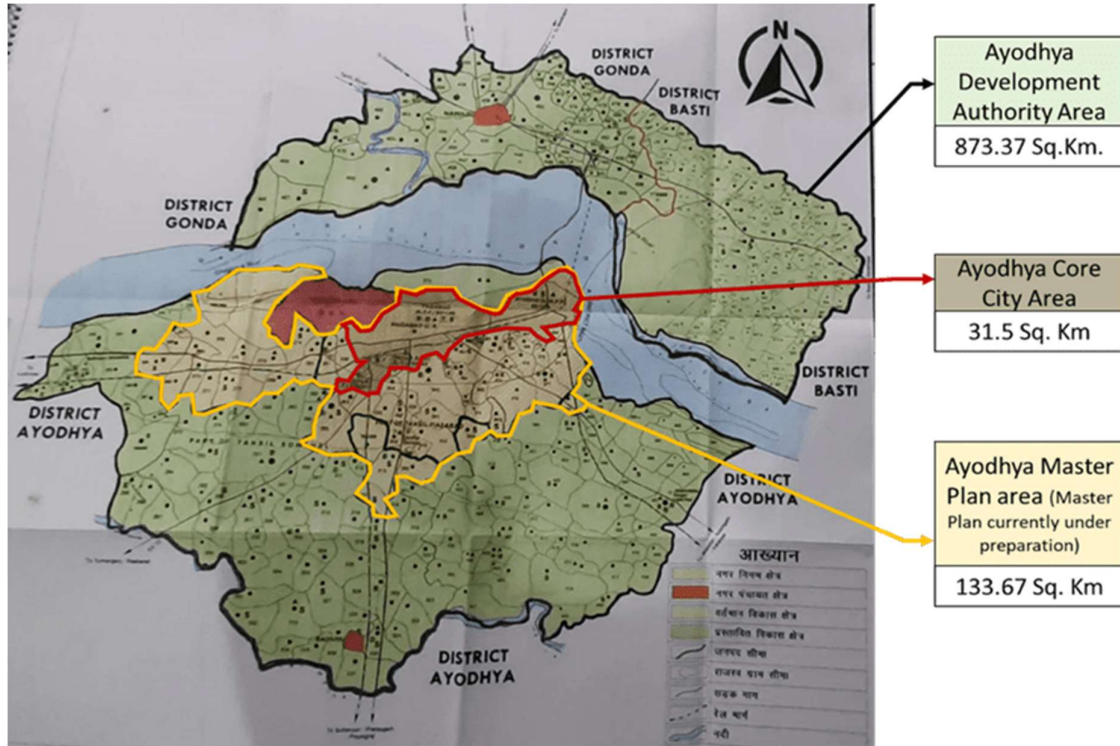
3.2 Terms of reference

Considering the overall intent for facilitating holistic and sustainable development, the scope of consultancy study has been designed. The scope of work for this project as described below is divided into Activities.

Activity 1: Data collection, identification of and consultation with various stakeholders, critical demand and gap assessment, dovetailing the existing and proposed development interventions, environment sensitivities and prioritizing issues and potentials.

Activity 2: Establishing the Vision and objectives for development, formulating Implementation Strategy for short, mid and long-term development, identifying projects for infrastructure and tourism development and the spatial planning incorporating the same and detailed planning for Green Field Township;

Activity 3: Preparation of Spatial-Economic development strategy (brownfield and greenfield development) preserving and further enriching the religious and heritage value on a sustainable basis. Development of Integrated Infrastructure Plan for core city of Ayodhya, DPR preparation of select projects for core city of Ayodhya and Business & Financial Mobilization Plan for ADAA.



As part of the project identification, the consultant shall also identify the projects of strategic importance in ADAA that needs to be developed for comprehensive sustainable development.

3.2.1 Activity 1

Data collection, identification of and consultation with various stakeholders, critical demand and gap assessment, dovetailing the existing and proposed development interventions, environment sensitivities and prioritizing issues and potentials

3.2.1.1 General Overview and Data Collection

The consultant shall have to procure all necessary data including secondary information required at this stage. This will include but not limited to:

- i. Collation of requisite maps and information including existing and proposed Master plans/development plans/ region, village/block/district level plans, satellite imageries/ etc.
- ii. Socio-economic characteristics of city and surrounding region, land use pattern along with land use/ownership details, infrastructure network plans from relevant Local authorities/state/central government agencies
- iii. Status of existing, on-going/proposed city, tourism and infrastructure development initiatives in current master planned area and ADAA, Tourism Master Plan and other such initiatives taken with support of State/Central Government for Ayodhya development.
- iv. Details of available vacant land parcels (Private and Government) with their rates for preparing spatial plan for an area of 133 Sq Km.
- v. Details of prevailing legal and statutory framework, existing/ proposed policy initiatives at state/ central level for developing tourism and infrastructure projects

- vi. Any other relevant information required for the study.

The selected consultant shall be provided with the data available with State Government of Uttar Pradesh that is currently being utilised for preparation of Master Plan for Ayodhya (for an area of 133sq km). This essentially includes but not limited to (i) information related to Socio economic profiling (ii) Various developmental initiatives of Ayodhya (iii) Quick bird Satellite imageries with 0.6m resolutions and (existing GIS Based maps representing various land use details) . The State Government of Uttar Pradesh is also in the process of acquiring the satellite imageries for Ayodhya Development Authority Area of 875 Sq Km and this data shall also be shared by the State Government of Uttar Pradesh with selected consultant for project purpose. The basic database document is readily available. Those who download the RFP, if you need this document, may please send the request to Mr. Anil Mishra, Town Planner, CTCP Office Lucknow, Email ID: ctcpup@gmail.com

3.2.1.2 Benchmarking and Case studies

Conduct research on examples of religious tourism cities (2 case studies for each National and International category) and highlight the learnings relevant to this Project. The benchmarking study for selected cities needs to be undertaken with due consultations with Client and relevant stakeholders.

3.2.1.3 Reconnaissance Survey

Site visits would need to be conducted to understand the nature and activities happening in ADAA. All the requisite permits, approvals etc. will be facilitated by the client in order to organise these site visits. However, cost for the site visit, collection of data, carrying out scientific analysis etc. would be borne by the Consultant. The key issues to be covered during site visits and initial assessment will include but not limited to: Socio-cultural profiling, availability & existing condition of the civic, tourism & transport infrastructure. The environmental sensitivities & disaster vulnerabilities of the critical areas within the Ayodhya. The existing tourism assets, cultural heritage assets in ADAA; particularly in core city area and current master planned area. The consultant shall also identify, visit and document all existing/potential tourism sites in consultation with the stakeholders that will help in enhancing the tourism potential and making the city a Global Religious & Tourism Destination.

3.2.1.4 Stakeholder Consultations

In order to strategize & Plan for Renovation & Rejuvenation of the Core city area and the area of 133 Sq Km currently under master plan preparation, extensive public consultations are to be undertaken.

- i. Discussions with selected potential stakeholders (Government – Central & State, Temple Trust, Religious and Spiritual entities/ associations including Math (Akharas community) and Private Sector from Hospitality, Tourism Industry, health and others) to assess the future growth potential of the Ayodhya and identifying their concerns and expectations.
- ii. Stakeholder consultations will also be conducted to understand the Disaster Management and Safety & Security concerns in the city of Ayodhya and the expectations of the relevant Government authorities for possible interventions & integration within city planning & development

3.2.1.5 Critical Gap and Demand Assessment

The critical gap assessment should be carried out keeping in mind three thematic priorities viz.

- i. **Developing Ayodhya as Global Tourist Destination:**
 - To develop Ayodhya as international tourism hub while retaining and embellishing the regional cultural heritage & customs including melas.
 - Promote Spiritual Tourism and encouraging facilities/infrastructure related to traditional health systems including Ayurveda, Naturopathy and other related aspects
 - To enable tourism ecosystem creation – tourism & hospitality infrastructure, cultural zone including pilgrim centre, consecrated spaces, halls, etc
- ii. **Development of Core city Area with heritage preservation**
 - To ensure preservation of tangible & intangible heritage and architecture
 - To curate experiences for pilgrims
 - To uphold the historic & architectural significance through maintenance & upkeep of the destination
- iii. **Development of Integrated infrastructure plan of the Core City.**
 - To lay roadmap for infrastructure development at the destination

- To streamline creation of utility networks & core civic infrastructure
- To ensure improved accessibility, physical and social infrastructure
- To develop key infrastructure projects crucial for sustainable development of the Ayodhya

3.2.1.6 Existing Situation Analysis and Carrying Capacity Assessment

- Existing situation analysis with regards to (i) Urban land and Shelter resources (Land, Housing, Hospitality and Social Amenities), (ii) Transport (Regional, Inter and intra-urban accessibility) (iii) Urban utilities (Water Supply, Sanitation, Energy etc), (iv) Socio-Economic Resources (v) Safety & Security infrastructure. In order to conduct this assessment, the consultant shall assess the existing conditions of primarily Civic and Tourism Infrastructure etc in the city.
- Infrastructure Gap Assessment at key tourism spots/destinations with-in Ayodhya (including sites with heritage/spiritual importance). The consultant needs to prepare a comprehensive checklist of the Tourism Spots/Destinations and parameters that will be assessed while conducting infra gap assessment and take the consent from Government for conducting the same.
- Mapping the key tourism spots/destinations having significant importance within ADAA and infra gap assessment of the same. Special attention to be given to Sriram Temple Area of 108 acres for maintaining a seamless integration.
- Sree Ram Temple area and area surrounding it comprising of approximately 100 acres is being master planned by the Temple Trust. Seamless integration in terms of civic infrastructure, crowd management, traffic management, parking facilities etc, must be ensured.
- Current Carrying capacity assessment of the ADAA to absorb the current population (resident & tourist both) and physical development without considerable degradation to overall sustenance. The consultant needs to do the carrying capacity assessment separately for ADA, Current Master Planned Area comprising an area of 133 Sq Km and Core city of Ayodhya comprising an area of 31.50 Sq Km.

3.2.1.7 Demand Analysis

- Assess regional and location strengths and constraints of Ayodhya and analysing the attractiveness with respect to existing resources and tourism potential that would influence the successful development of the city.
- Identify parameters that would influence attractiveness of Ayodhya and critical evaluation of the same to determine key drivers/projects for developing Ayodhya as global model city.
- Assess the future growth potential of Ayodhya and conduct the projections for next 30 years based upon logical and scientific methods covering;
 - Demographic Projections
 - Tourist Projection (considering the existing growth rate and induced growth rate by virtue of various future & planned interventions within Ayodhya and Region)
 - Economic Projections covering Residential, Health Care, Social, Commercial, Recreational, Hotels etc)
 - Projections for Developing/Augmenting Civic Infrastructure (Water, Sewerage, SWM, Transport, Power Supply and distribution, Energy etc)
- Conduct a market analysis of current and future development conditions and projections to identify economic development strategies

Consultant needs to undertake extensive consultations with selected potential stakeholders (Government – Central & State, Temple Trust, Religious and Spiritual entities/associations including Mathths (Akharas community) and Private Sector from Hospitality, Tourism Industry, health and others) to assess the future growth potential of the Ayodhya and identifying their concerns and expectations. Stakeholder consultations will also be conducted to understand the Disaster Management and Safety & Security concerns in the city of Ayodhya and the expectations of the relevant Government authorities for possible interventions & integration within city planning & development.

3.2.2 Activity 2

Establishing the Vision and objectives for development, formulating Implementation Strategy for short, mid and long-term development, identifying projects for infrastructure and tourism

development and the spatial planning incorporating the same and Detailed Spatial Plan for Green Field Township;

3.2.2.1 Development Vision

Basis the existing situation Analysis, Demand Assessment and Stakeholder consultations to understand the development potential, the consultant needs to prepare development vision for ADA. Special focus should also be given to the core city by identifying Strengths, Weaknesses, Opportunities and Challenges (SWOC). Some of the aspects to be considered by consultant while developing vision includes;

- i. Planning Principles, urban forms and landscape should follow Vedic Principals of Planning (Refer Annexure B).
- ii. Smart, Sustainable & Equitable development, sensitive to environmental settings
- iii. Developing Ayodhya as Global tourism hub where people visit to work, worship and pray
- iv. Retrofitting and redevelopment of the core city area and State of the Art infrastructure facilities in the temple influence zone and surrounding Ram Janm Bhoomi
- v. The infrastructure facilities created should be inclusive to the residents & pilgrims. Entire infrastructure in the heritage city to be planned underground.
- vi. City should have adequate spaces and infrastructure for conducting cultural performance, religious congregations and various exhibitions, fairs throughout the year
- vii. The three Parikrama Margs (5, 14, 84 Kosi) to be developed with adequate facilities for pedestrian pilgrims.
- viii. Integrated development of facilities and connectivity for neighbourhood pilgrim destinations.
- ix. Sustainable and passenger friendly Urban Transport infrastructure and facilities
- x. A model solar city with high reliance on other renewable sources

3.2.2.2 Identify bouquet of projects for infrastructure and tourism development in ADAA (875 Sq Km) including current Master Planned Area of 133 Sq Km

- a. The consultant shall identify the bouquet of projects to be developed for comprehensive planning & sustainable development.
- b. The consultant has to map the potential locations/areas with details of the existing land use/ownership status and superimpose Sajra Maps for establishment of these projects along with land area requirement.
- c. The consultant has to prepare **Pre-Feasibility report** for the identified projects that would include condition assessment, broad layout plan for development, proposed interventions, level of interventions required (related to engineering, Urban Design & planning, technologies & construction, broad project costing / financing & structure, requisite approvals, broad project cost, project timelines, Review land availability, rehabilitation - resettlement & environmental issues etc). These reports will form the basis for taking the decision by the client to decide on the projects for which the DPRs need to be prepared.

While identifying the bouquet of projects special emphasis should be given on identifying the projects that may be developed on PPP basis by leveraging the private sector finance for development. The consultant also needs to provide the methodology to be adopted to develop the identified projects on PPP, tentative timelines for implementation and enabling project structuring options.

The bouquet of projects may be broadly classified into following three thematic areas

i. Civic Infrastructure development projects

Consultant will suggest the civic infrastructure projects that need to be developed for catering to the current population and the future growth projections. The projects shall include but not limited to water supply; sewerage & sanitation; reuse of treated wastewater; storm water drainage, Water recycling & Reuse, solid waste management; power with focus on generation/augmentation of power supply through Solar energy; disaster risk reduction projects (including flood management). The projects may be suggested as a combination of infrastructure augmentation & greenfield/ new infrastructure development for bringing in efficiency in planning and financial resource optimisation.

Identification, rejuvenation and restoration of water bodies of mythological and religious importance in a sustainable manner.

ii. Transport Infrastructure development projects

A. Regional Transport Infrastructure Augmentation

The consultant to suggest the projects that need to be developed for augmenting transportation (Road, Rail and Air) linkages for improvement in accessibility perspective. While identifying the projects, due consideration should be given for developing Ayodhya as regional tourism hub and becoming the focal place for accessing other tourism destinations within UP and the adjoining State.

B. City Level Transport Infrastructure Augmentation

Basis the existing city level transport condition and future tourism footfalls, the consultant needs to identify potential projects that would help in augmenting the city level transport infrastructure (Parking, NMT, E-Vehicles, ropeway, Smart Roads etc). While identifying the projects, due consideration would be given by the consultant on the City Mobility aspects and identify the projects that need to be developed both through PPP and through Government support to address the urban transport bottlenecks of Ayodhya.

iii. Projects with the perspective of Tourism Attraction and Development

A. One of the key tenets to develop Ayodhya hinges on its potential to become a global tourist attraction. Hence consultant will identify projects for augmenting the socio-economic base of the city and generate employment for the local population through tourism and other development activities. While assessing the potential development activities/projects, the consultant shall focus both on developing the tourism activities (areas of interest) in core city area, current master planned area and in ADAA. In addition to various projects to be identified by the consultant, below is the indicative list of projects that may be given special consideration while identifying tourism projects;

- a) Development of 5, 14, 84 for barefoot pedestrian kosi parikrama.
- b) Improvement of approach Roads to Janam Bhoomi, pedestrian walkways, accommodation, plantation, shades, community spaces for religious/pilgrimage congregations
- c) River Front Development on Saryu River
- d) Water Sports/ Water based tourism

B. Identify projects to curate tourism experiences, develop urban design concepts to identify activation, planning and design improvement strategies in ADAA (including core city). For this the consultant needs to identify the heritage assets of the city (Tangible & Intangible) and identify the areas of interest from tourism development perspective. Rigorous stakeholder consultations with diverse groups need to be undertaken for the same.

C. The consultant also needs to identify the large-scale tourism projects with the perspective of enhancing volume & retention of the tourist in Ayodhya for boosting local economy.

D. The consultant also needs to investigate the projects identified in Tourism Master Plan having potential for PPP development. (Tourism master plan has also been developed, which will be provided by the tourism department)

iv. Identification of interventions from the perspective of augmenting disaster management & security infrastructure

The consultant needs to identify the potential interventions that the city needs in terms of Safety & Security Management and Disaster Management. Since the city is on the bank of the river, the consultant needs to identify the interventions that are required to be taken from reducing the vulnerability.

3.2.2.3 Preparation of the spatial plan of the master plan area of 133 Sq Km currently under preparation incorporating the vision and the identified bouquet of projects

- i. Prepare Spatial plan that is aligned with Vision & Objectives taking into consideration the identified bouquet of projects.

- ii. While preparing the spatial plan encompassing the defined vision, the consultant needs to take into cognizance the master plan currently being prepared under AMRUT scheme for an area of 133 Sq Km. In order to achieve the defined vision, the consultant needs to suggest changes/modifications (if any) that is required in the master plan (currently under preparation) to develop a comprehensive vision for city development. For this purpose, the consultant needs to regularly interact with the respective authorities.

3.2.2.4 Integrated infrastructure development strategy and action plan for ADAA

- i. Basis the assessment, enlist the projects that would be developed on PPP mode and through Government support.
- ii. Devise the implementation strategy, prioritise the identified projects and prepare the short term, medium term and long-term implementation plan along with the block cost estimates. The prioritization of the projects should be supported by adequate rational and should also define set of activities that need to be undertaken for developing such identified projects along with timelines.
- iii. The consultant also needs to highlight the role of various stakeholders in the identified projects and suggest various actionable measures that need to be adopted for smooth and faster implementation of the identified projects.

Since the construction of Ram Temple is slated to be completed by Year 2023, a lot of tourist influx will be observed to visit Ayodhya.in years to come. State Government of Uttar Pradesh intends to complete key projects before the temple construction completion period to avoid the infrastructure bottleneck issues that might be faced by the pilgrims/tourists visiting city of Ayodhya. The consultant needs to keep in mind such developments while proposing the implementation strategy.

3.2.2.5 Development of Greenfield Township

Uttar Pradesh Housing Development Board (UPHDB) has identified an area of 1200 acres, for developing a Greenfield Integrated Township. The township is envisaged to be developed as a Model Future township (based upon Vedic City Planning Principles) taking into account the best international practices for development, implementation, maintenance and management. The proposed concept must integrate with existing features/region and offer sufficient flexibility to expand during the project horizon. As part of the project development the consultant is expected to work on the following;

- i. Site Assessment
- ii. Market Demand Assessment
- iii. Study of Applicable Bye Laws
- iv. Detailed Site planning/Neighbourhood planning including layout & infrastructure plan based upon the smart & sustainability principals. For this purpose, consultant needs to devise the innovative strategies to make them compliant to various international (for e.g IGCCB) and Indian (GRIHA) rating standards.
- v. Develop the National avenue with place for State Bhawans & International Avenue with Country Bhawans in town ship (like Chanakya Puri in Delhi)
- vi. Detailed Techno-Economic Feasibility study
- vii. Project Development and Implementation Plan (Project development strategies, development phasing and disposal strategy)
- viii. PPP project identification and structuring
- ix. DPR preparation for various infrastructure components and detailed cost estimate
- x. Tender Document Preparation for the projects to be developed on PPP and the projects to be developed with the financial support of UPHDB.

The descriptive scope in addition to what is written above is mentioned in **ANNEXURE C**.

3.2.3 Activity 3

Preparation of Spatio-Economic development strategy (brownfield and greenfield development) preserving and further enriching the religious and heritage value on a sustainable basis. Development of Integrated Infrastructure Plan for core city of Ayodhya, DPR preparation of select projects and Business & Financial Mobilization Plan for ADA

3.2.3.1 Preparation of Spatio-Economic Development Strategy

- i. The strategy for Ayodhya will be based upon developing the core city area and the other area that falls under Ayodhya Master Plan (currently under preparation) and the surrounding region. The consultant will define the spatio-economic development policies, strategies and programmes towards the intended development of the area under consideration that resonates with development vision and objectives and accordingly develop the phasing plan to be considered.
- ii. The consultant to also develop heritage sensitive design regulations for the identified areas in inner core city area of Ayodhya.
- iii. Recommend changes in existing policies (encompassing economic, urban development and others) guidelines, regulations, etc that facilitate investments, developing tourism industry and other infrastructure projects.

3.2.3.2 Integrated Infrastructure Planning for Ayodhya Core city development

- i. By following a comprehensive approach to elevate core city's image as tourist attraction based upon sound urban design & Urban planning principles and undertaking the infrastructure augmentation for improving the quality of life of the core city residents, the consultant needs to prepare an Integrated Infrastructure Development Plan (IIDP) for the core city area by identifying the Retrofitting, Redevelopment and Area development interventions.
- ii. The consultant needs to delineate the boundaries of the core city in consultation with the Client for the preparation of Integrated Infrastructure Development Plan. As part of the IIDP, special emphasis should be given to key areas of improvement (combining urban design, engineering, social and economic aspects) such as
 - a) Tourism development projects preserving and further enriching the religious and heritage value on a sustainable basis
 - b) Road improvements/Development including smart roads
 - c) Water Supply, Sewerage & Sanitation, Solid Waste management
 - d) Storm Water Drainage/Water logging including Rainwater harvesting by rejuvenating the existing ponds
 - e) Transport network encompassing all applicable modes within core city area
 - f) Power with focus on Solar and other renewable energy resources
 - g) Disaster risk reduction projects (including floods)
 - h) Any other aspects that is essential for core city area development
- iii. The suggested infrastructure plan should clearly highlight the need (based upon the existing situation analysis and stakeholder's expectations) and measures to be adopted for improvement based upon sound planning & engineering principles.
- iv. While preparing the core city infrastructure plan, special emphasis needs to be given to the initiatives already being undertaken in the core city area and the consultant needs to devise the strategies and suggest interventions so that a seamless integrated development is undertaken for the core city.
- v. The Integrated Infrastructure Development Plan (IIDP) shall include layout plan for development for various projects within core city area, proposed interventions, level of interventions required (related to engineering, urban design, planning, technologies & construction, broad project financing & structure, requisite approvals, broad cost, project timelines etc). The IIDP shall essentially include but not limited to;
 - a) Condition Assessment of various infrastructure components.
 - b) Feasibility study of modules (group of projects) to ascertain both technical and financial viability. The pre-feasibility study should describe the various technical options with recommendation for most appropriate option for fitting into the integrated development plan.
 - c) Preliminary design and broad cost estimation for various infrastructure components
 - d) Preparation of project development and implementation road map, project prioritization, carryout project phasing matrix and risk mitigation plan
 - e) Review land availability, rehabilitation - resettlement & environmental issues for identified projects as part of the preparation of integrated infrastructure development plan.

- f) Coordinate with stakeholders and other departments of central and state governments wherever convergence is required, to facilitate integration with AMRUT, Ministry of Tourism led initiatives and any other urban development initiative etc. and develop module wise action plan for completion of work.
- g) Identify the possibility of private / public participation in the service delivery, as feasible and applicable and suggest the implementation strategy for various infrastructure components along with the project structuring options.
- vi. This report will form the basis for undertaking the decision by the client to undertake further development of selected few projects for which the consultant may be asked to prepare the DPR.

3.2.3.3 DPR Preparation for selected 10 projects

Based upon the projects identified earlier in section 3.2.2.2 and 3.2.3.2, the consultant shall shortlist 21 projects; three from each sector viz.

- i. Tourism development,
- ii. Water Supply, Drainage; and Rainwater harvesting;
- iii. Solar Energy Development
- iv. Sewerage & Sanitation, Reuse of treated wastewater,
- v. Road improvements/Development including smart roads,
- vi. Disaster risk reduction projects and
- vii. Solid Waste Management

In consultation with State Government, 10 projects shall be selected for which DPR, is to be prepared. The Broad scope of work shall include but not limited to²;

- a) DPR Preparation covering all the technical & engineering aspects of the project
- b) Detailed Financial Estimates
- c) Project Structuring
- d) Tender preparation and documentation

For these projects, the Consultant shall review and assess appropriate institutional, legal and regulatory framework for development through different options including the public private partnership (PPP) mode. The Consultant shall also list out the incentives (if required) to be provided by the concerned authorities to make the projects attractive for the users and investors. The Consultant shall also work out long term marketing strategy to enable these projects to remain attractive for user agencies and demand responsive.

3.2.3.4 Business Plan & City's Financial Mobilisation Plan (for ADAA)

- i. Defining the policies regarding development of infrastructure and resource mobilisation.
- ii. Preparation of the city's business plan and financial mobilisation plan and the institutional mechanism and implementation structure considering the administrative setup and extant policies of State Government of UP for promoting private sector investment. While undertaking such analysis, the consultant needs to identify international/National best practices being followed by other Government Agencies for tourism led city development.
- iii. Carryout economic cost benefit assessment with estimation of likely costs associated and benefits that will accrue with various proposed project components envisaged as part of the development on city economy and State economy (viz., potential employment generation by sectors, Value for money analysis etc.).

3.2.3.5 Institutional Structure for Holistic Development

- i. Review laws, regulations and governance frameworks and their effect on implementation
- ii. Review the institutional framework that governs master planning, development planning with full analysis of the different organizations, their roles and structures;

² The Bidder shall submit the detailed Scope of Work for each of the selected project to the Client and basis the approval of the client on Scope of Work, the Bidder shall initiate the work on preparing the DPR. Few of the projects have already been identified by Ayodhya Development Authority and the work for DPR preparation for these identified projects must be initiated from the date of execution of the agreement.

- iii. Identify gaps in rules and protocols hindering smooth implementation of projects.
- iv. Provide specific recommendations on how to strengthen the existing regulatory system for enhanced implementation.
- v. Suggest the efficient & optimal institutional structure for unified implementation of projects in ADAA including Core city of Ayodhya.

The plan should further include an overall organisational structure for the implementation of the proposals and framework being proposed. References of implementation structure of planning in pilgrim cites can be taken from the case study of best practices.

In addition to the above, the Consultant will also be responsible for:

- a) Submission of Quality Assurance Plan for the consultancy assignment.
- b) Presentations and Discussions with Client, respective line departments of State Government to ensure requisite approvals.
- c) Preparation of compiled database for the assignment with the details collected from various primary and secondary sources (viz. maps / plans / charts / drawings / topo-sheets / satellite imageries, various study reports/publishes, planning documents etc), summary of various analyses, results / findings etc and handing over to the client on submission of final reports and on completion of assignment.
- d) Consultants must ensure that various plans/ schemes must be in compliance with notified plans, acts, manuals, guidelines, legal/statutory and policy framework of State Government of Uttar Pradesh and Central Ministries of Government of India.
- e) Consultants must take into consideration the seismological, hydrological and meteorological aspects, apart from environmental, guidelines and other aspects.

Note:

- 1 Ayodhya Development Authority shall be responsible for the overall implementation of the project
- 2 State Housing and Urban Planning Department of Uttar Pradesh will provide the strategic support in project coordination and implementation facilitation of the projects.
- 3 Consultants' responsibilities would include:
 - a) Geo-referencing of satellite imageries;
 - b) Thematic Mapping and Quality Control
 - c) Preparation and submission of digital maps in GIS format and Auto Cad form;
 - d) All the intermediate and process output in both soft and hard copies to be returned to Client in compatible GIS formats;
 - e) Sign a legal document with Client as well as abide by the same for safe custody of satellite data, usage of the same for the said assignment only and submission of all data on completion of project assignment.

3.3 Team Composition

The indicative list of functionalities of the Core Team is given below. However, based on the assessment of the type and quantum of work, the consultants should propose and justify the structure and composition of team. Consultant should list out the main disciplines of the assignments/job, the key expert responsible, and proposed technical and support staff. More specifically, consultant to provide an overview on senior leadership coverage and commitment, highlight expertise in such projects needs to Propose type and number of resources for providing these services. For the evaluation purpose, consultant needs to submit CVs best suitable to undertake the assignment. The Core team proposed by the consultant shall be deployed in Ayodhya till completion of the assignment. Ayodhya Development Authority shall provide the dedicated space to the consultant for delivery of the assignment.

3.3.1 Indicative list of functionalities of Core Team

S. No	Functionality	Qualification	Experience
1	Team Leader - Urban & Regional Planning	Master's in relevant discipline	<ul style="list-style-type: none"> Overall 15 Years' relevant experience in Master planning of large cities with allied infrastructure. Knowledge of urban development policies and issues and also exposure of working on development control regulations.
2	Market Analyst / Economist	MBA/Post Graduate diploma in management or master's in economics or equivalent	<ul style="list-style-type: none"> 10 years of experience in sectors of Urban/ Transport/ Tourism- involving demand assessment, strategic assessment, economic projections, economic impact analysis, Value for Money analysis etc
3	Infrastructure Planning	Masters in relevant discipline with B.Tech (Civil Engineering)	<ul style="list-style-type: none"> 10 years of relevant experience in Urban /Tourism Sector/ Smart City Development Experience in planning & designing integrated infrastructure projects (roads incl Smart Roads, drainage, Solar Power etc).
4	Water Supply, Sewerage, Drainage Utilities	Relevant Degree in Civil Engineering with experience of design and monitoring of water supply/ sewerage / drainage Projects.	<ul style="list-style-type: none"> 10 Years' experience in water supply projects with experience in citywide urban development and infrastructure planning/ design/ distribution network (water supply, sewerage/drainage/septage etc.).
5	Urban Transportation	Master's degree in Transportation Planning/ Transportation Engineering	<ul style="list-style-type: none"> 10 years of experience in the area of Urban Transport Planning with focus on urban Mobility. Experience in designing and implementing NMT, parking projects and framing the associated planning & design guidelines, framing vehicular circulation plans etc.
6	Urban Design	Graduate Architect with master's in urban design	<ul style="list-style-type: none"> 10 Years of experience in City Scope and Street Scope Design. Experience in Tourism planning and associated placemaking.
7	Heritage & Tourism	Masters in Tourism/heritage Building conservation or equivalent	<ul style="list-style-type: none"> 10 years of experience in promotion of Heritage/tourism. International Experience in heritage & conservation shall be an added advantage
8	Solar Energy	Relevant Engineering degree	<ul style="list-style-type: none"> 10 years of experience in Power sector with minimum 8 years experience in renewable energy esp. Solar Energy development projects
9	Financial Expert	MBA (Finance) or equivalent /	<ul style="list-style-type: none"> 10 years relevant experience in project appraisal and financial evaluation resulting

S. No	Functionality	Qualification	Experience
		Chartered Accountant / CFA	<p>in bankable infrastructure projects. Experience in developing business case for City Authorities, Development Authorities, Housing Development Boards for market borrowing</p> <ul style="list-style-type: none"> • Experience of developing financial capacity enhancement plan for municipalities, including creating land monetization plans • Experience in raising finances and managing them for infrastructure projects • Financial feasibility, project appraisal, financial modelling project structuring and financial planning.

The bidders must submit an undertaking clearly stating that the Team Leader must be available in Ayodhya full-time and each proposed Core team member must spend time in Ayodhya as committed in work plan/ staffing schedule as per FORM-4C of technical proposal.

3.4 Deliverable and Payment Milestones

Out of the total lumpsum fee quoted by Bidder in its financial bid,

- 50% of the lumpsum fee shall be paid for DPR preparation of the identified 10 projects and
- 50% of the lumpsum fee shall be paid for other remaining deliverables

The total duration of the project is **25 (Twenty-Five) Weeks** and the appointed consultant will have to meet the timelines of deliverables as given below.

3.4.1.1 The delivery and payment schedule against the said deliverables is as follows

S.N.	Activity wise deliverables	Timeframe in Weeks*	Percentage of Payment of the Lumpsum Fee
	Activity 1		
1	Inception Report: including but not limited to details of Approach & Methodology, strategy for data collection and analysis, team deployment plan and work plan to achieve deliverables within envisaged timelines	D+1	10%
2	•Survey Analysis and Benchmarking and case study report	D+2	
3	Existing Situation Analysis: <ul style="list-style-type: none"> •Sector wise Infrastructure assessment report •Carrying capacity assessment report •Mapping of tourism spots •Tourism infrastructure gap assessment Demand Assessment report	D+8	
	Activity 2		
4	Vision Planning	D+9	10%
5	Draft Pre-Feasibility Report for bouquet of projects under: (i) Civic infrastructure, (ii) Transport infrastructure, (iii) Tourism Sector and (iv) Disaster management & security Draft Integrated Infrastructure Development Strategy and Action Plan	D+9	

6	Final report for (i) identified Bouquet of projects (ii) Integrated Infrastructure Development Strategy and Action Plan and Draft Spatial Plan	D+10	
7	Report on layout planning for Identified Green Field Township: •Demand and market assessment •Layout and infrastructure planning •Broad E&S assessment, Financial feasibility studies Final Spatial Plan	D+10	10%
8	Detailed layout planning for Identified Green Field Township and DPR: •Cost estimate and implementation strategy •D.P.R. and Tender documents	D+14	
Activity 3			
9	Draft Integrated Infrastructure Development Plan (IIDP)		
9A	•Condition assessment and Feasibility Report •Report on Preliminary design, broad cost estimation of various infrastructure components	D+10	10%
9B	•Report on Project development & implementation road map, project prioritization, project phasing and risk mitigation plan	D+12	
9C	• Report on project implementation strategy short term, medium term and long-term along with project structuring options	D+14	
10	Draft Report on Business Plan & City's Financial Mobilisation Plan with Institutional Mechanism	D+18	10%
11	<u>Draft Report on Spatio Economic Development Strategy</u>	D+18	
12	<u>Final Report on Spatio Economic Development Strategy</u> Final Report on Business Plan & City's Financial Mobilisation Plan with Institutional Mechanism	D+20	

*Note: D is the effective date of contract

3.4.1.2 Delivery schedule for DPR Preparation and Payment Milestones

The typical milestones, delivery and payment milestones for DPR preparation of the identified project is as below;

S. No	Milestone	Time in Weeks*	Percentage of Lumpsum Fee
A	Two (2) DPRs for Projects Identified by the Client (immediate)		
1	Submission and approval of inception report by the Client	D+2	2% of lump sum fee
2	Preparation and submission of situation analysis Report and its acceptance & approval	D+5	
3	Preparation and submission of DPR covering all the technical & engineering aspects of the project, Feasibility and Project structuring report and its acceptance and approval	D+12	6% of lump sum fee

4	Preparation and submission of Bid documents and its acceptance and approval	D+14	2% of lump sum fee
B Eight (8) DPRs from the Bouquet of Projects[#]			
1B	Submission and approval of inception report	D+11	8% of lump sum fee
2B	Preparation and submission of situation analysis Report and its acceptance & approval	D+15	
3B	Preparation and submission of DPR covering all the technical & engineering aspects of the project, Feasibility and Project structuring report and its acceptance and approval	D+23	24% of lump sum fee
4B	Preparation and submission of Bid documents and its acceptance and approval	D+25	8% of lump sum fee

[#] Eight DPRs submission must be equally staggered over the said period

*Note: D is the effective date of contract. Out of the total Contract price, the payment to be made to the consultant for DPR preparation for 10 identified projects is limited to 50% of the Contract Price. The consultant shall be made payment for achievement of milestone under individual project. The basis of the fee to be paid to consultant for each individual project considered for DPR preparation is as follows;

Payment to be made for the individual DPR (Z) = [(Preliminary Cost of that individual project as determined by consultant as part of the scope of Work) ÷ (Cumulative preliminary cost of the 10 projects as determined by consultant as part of the Scope of Work)] x (50% of the Lump sum fee that shall be paid for DPR preparation for the identified 10 projects).

Illustrative calculation:

Lump Sum Fee for DPR preparation for 10 projects (in Cr.)=	8	
	Pre. Cost of the project (in Cr.)	Fee to be paid for the individual DPRs in Cr (Z)
DPR		
DPR 1	10	0.03
DPR 2	100	0.26
DPR 3	800	2.06
DPR 4	100	0.26
DPR 5	1000	2.57
DPR 6	100	0.26
DPR 7	50	0.13
DPR 8	300	0.77
DPR 9	500	1.29
DPR 10	150	0.39
Total	3110	8.00

The milestones and timelines for the preparation of the DPR of the individual project shall be same and hence the payment to be made to consultant for the individual DPR projects be as follows.

S. No	Milestone	Time in Weeks	Percentage of Z
1	Submission and approval of inception report by the client	D+9	20% of Z
2	Preparation and submission of situation analysis Report and its acceptance & approval by the client	D+10	
3	Preparation and submission of DPR covering all the technical & engineering aspects of the project, Feasibility and Project structuring report and its acceptance and approval by the client	D+16	60% of Z

4	Preparation and submission of Bid documents and its acceptance and approval by the client	D+17	20% of Z
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***Note:** D is the effective date of contract

4 Eligibility and Evaluation criteria

4.1 Pre-qualification criteria

The Bidders must carefully examine the below mentioned pre-qualification criteria. The Bidder has to meet all the criteria set out in this Clause to be eligible for evaluation. The Bidder shall fulfil the conditions as mentioned below.

4.1.1 Registration details

S.No	Eligibility Conditions	Documentary Proof to be submitted
i.	The Consultant shall be a company incorporated in India under the (Indian) Companies Act 2013 or a company incorporated under equivalent law abroad or the Consultant should be a firm/LLP.	The Consultant shall be required to submit a true copy of its Incorporation Certificate along with the Proposal
ii.	Consultant must have a valid Goods and Service Tax (GST) registration in India.	The Consultant shall be required to submit a true copy of its Good and Service Tax (GST) registration certificate
iii.	The Bidder (in case of single business entity)/ lead member (in case JV/ Consortium) must have an operational office for the last Five years in India	Proof of registration of the Consultant shall be submitted. In case of JV/Consortium, proof of registration of all the members shall be submitted

4.1.2 Financial Eligibility

S.No	Eligibility Conditions	Documentary Proof to be submitted
i.	Minimum annual average turnover of the Bidder from professional consultancy fee should not be less than INR 25 (Twenty-Five) Crore in any three (3) out of last four (4) financial years from the date of bid. In case of consortium, the minimum annual average turnover of the lead member from professional consultancy fee should not be less than INR 25 (Twenty-Five) Crores in any three (3) out of last four (4) financial years from the date of bid.	The Bidder shall enclose with its Application, certificate(s) from its Statutory Auditors stating its total revenues from (from consultancy business). The Statutory auditor also needs to certify that the Bidder has positive Net worth in three (3) consecutive financial years in last four (4) financial years from the date of bid. In the event that the Bidder does not have a statutory auditor, it shall provide the requisite certificate(s) from the Chartered Accountants of the Bidder that ordinarily audits the annual accounts of the Bidder.
ii.	The Bidder should have positive Net worth in three (3) consecutive financial years in last four (4) financial years from the date of bid	Refer Form 2: Financial Capacity of the Bidder

4.1.3 Technical Eligibility

The Bidder shall have experience as under:

S.No	Criteria	Documentary Proof to be submitted
i.	The Bidder/Lead member (in case of Consortium) should have minimum 10 years of experience in	

	planning & infrastructure development in the Urban sector.	
ii.	<p>For the purposes of satisfying the conditions of eligibility and for evaluating the Bidder's proposals under this RFP, following projects shall be deemed as eligible projects (the "Eligible Projects")</p> <p>The Bidder/Lead member (in case of Consortium) should have completed assignments with Government Agencies (Central Government Agencies/State Government Agencies) in past 10 years;</p> <p>• The Bidder/Any member (in case of Consortium) should have completed assignments with Government Agencies in past 10 years;</p> <ul style="list-style-type: none"> ○ 3 similar projects of preparing master plans or equivalent and each project should be having an area of not less than 40 square kilometers. Or ○ 2 similar projects of preparing master plans or equivalent and each project should be having an area of not less than 53 square kilometers. Or ○ 1 similar project of preparing master plans or equivalent and each project should be having an area of not less than 80 square kilometers. <p>*Master Plan or equivalent Experience means experience in preparation of Master Plans/ Master Plan Review/ Development plan/ Regional/Sub-Regional Plans.</p> <p>Note: Experience in City Development Plans (CDP) prepared for JNNURM funding and Concept Regional Plan /Development projects will not be considered</p>	<p>Work order/Copy of contract agreement/letter of award and any one of the following:</p> <ol style="list-style-type: none"> 1. Client certificate specifying similar experience Or 2. Completion Certificate Or 3. Self- declaration along with a copy work order and agreement showing the details of the scope of work along with proof of submission and certificate from Chartered Accountant certifying the work is completed as per the contract <p>Refer Form 3A and 3B</p>
iii.	The Bidder (in case of single business entity)/Lead member (in case JV/ Consortium) must have an operational office for the last 5 (Five) years in India.	Proof of registration shall be submitted.

4.1.4 Other Criteria

S.No	Criteria	Documentary Proof to be submitted
a.	The Bidder should not have been barred by the Central Government, any State Government, a statutory authority or a public sector undertaking, as the case may be, from participating in any project, and the bar subsists as on the date of the Proposal.	Undertaking as per Form 5
b.	Bidder should have, during the last three years, neither failed to perform on any agreement, as evidenced by imposition of a penalty by an arbitral or judicial authority or a judicial pronouncement or arbitration award against the Bidder, nor been expelled from any project or agreement nor have had any agreement terminated for breach by such Bidder	Undertaking as per Form 6

Only Eligible Bidders will be taken up for Technical Evaluation.

4.2 Evaluation

The Bidder shall be selected under the Quality-cum-Cost Based Section (QCBS) with procedures described in this RFP.

4.2.1 Technical Evaluation Criteria

The Technical Evaluation of the proposals shall be based on following parameters:

S.No	Criteria	Max. Points
1	Specific experience of the Consultant (as a Firm) relevant to the assignment	30
2	Adequacy and quality of the proposed methodology, and work plan in responding to the terms of Reference (TORs)	50
3	Key professional staff qualifications and competence for the assignment	20
	Total	100

Detailed Criteria for Technical Evaluation

Description	Max. Points	Remarks	Documents to be submitted
1. Specific experience of the Consultant (as a Firm) relevant to the assignment	30		
Sub Criteria			
a) Experience in preparing master plans or equivalent* for various Eligible Projects. *Master Plan or equivalent Experience means experience in preparation of Master Plans/ Master Plan Review/ Development plan/ Regional/Sub-Regional Plans. Note: Experience in City Development Plans (CDP) prepared for JNNURM funding and Concept Regional Plan /Development projects will not be considered	10	<ul style="list-style-type: none"> • 2 Marks for an aggregate area up to 120 Sq Km • 4 marks for an aggregate area up to 169 Sq.Km. • 6 marks for an aggregate area up to 218 Sq.Km. • 8 marks for an aggregate area up to 266 Sq.Km or more. • Additional 2 marks for international experience of Eligible projects. *Consultant to submit minimum two Eligible projects and maximum four Eligible projects	- Form 3C and Form 3D Work order/Copy of contract agreement/letter of award and any one of the following: 1. Client certificate specifying similar experience Or 2. Completion Certificate Or 3. Self- declaration along with a copy work order and agreement showing the details of the scope of work along with proof of submission and certificate from Chartered Accountant certifying the work is completed as per the contract

<p>b) Experience in DPR preparation incl. detailed spatial and infrastructure planning for Greenfield Residential Township/ the Non-Processing area of the SEZ or integrated industrial estate, having land-use and product mix related to Residential, commercial and social for each project of minimum area 360 acres.</p> <ul style="list-style-type: none"> • Residential includes; Villas, plotted housing, apartments etc, • Commercial includes: Retail, commercial, hotels, service apartments, multiplex etc. • Social facilities includes schools, college, social cultural institutes, hospitals, medical centre etc. <p>It is further clarified that in case of industrial township the Non-Processing area of the township must be more than 360 acres.</p>	6	<ul style="list-style-type: none"> • 1 marks for an area of 360 acres • 2 marks for an aggregate area up to 768 Acres. • 3 marks for an aggregate area up to 1176 Acres. • 4 marks for an aggregate area up to 1584 Acres • 5 marks for an aggregate area up to 1992Acres • 6 marks for an aggregate area up to 2400 Acres or more. 	<p>- Form 3C and Form 3D</p> <p>Work order/Copy of contract agreement/letter of award and any one of the following:</p> <p>1. Client certificate specifying similar experience</p> <p>Or</p> <p>2. Completion Certificate</p> <p>Or</p> <p>3. Self- declaration along with a copy work order and agreement showing the details of the scope of work along with proof of submission and certificate from Chartered Accountant certifying the work is completed as per the contract</p>
<p>(c) Experience of preparation of city level Detailed Project reports (DPRs) in any of the following sectors:</p> <p>I. Water Supply system/ Storm Water drainage/ Sewerage System/City sanitation infrastructure plan</p> <p>Or</p> <p>II. Transport Planning such as Comprehensive mobility plan/ DPRs for city wide/ urban and regional transportation infrastructure projects.</p> <p>Or</p> <p>III. City level Solar infrastructure projects</p>	8	<p>2 marks for each project with maximum 8 marks</p>	<p>- Form 3C and Form 3D</p> <p>Work order/Copy of contract agreement/letter of award and any one of the following:</p> <p>1. Client certificate specifying similar experience</p> <p>Or</p> <p>2. Completion</p>

			<p>Certificate</p> <p>Or</p> <p>3. Self- declaration along with a copy work order and agreement showing the details of the scope of work along with proof of submission and certificate from Chartered Accountant certifying the work is completed as per the contract</p>
<p>(d) Experience in preparing the city level economic assessment based on growth drivers / financial plans / business plans / city investment plans for city's financial sustainability and planning.</p>	<p>6</p>	<p>2 mark for each project with maximum 6 marks</p>	<p>- Form 3C and Form 3D</p> <p>Work order/Copy of contract agreement/letter of award and any one of the following:</p> <p>1. Client certificate specifying similar experience</p> <p>Or</p> <p>2. Completion Certificate</p> <p>Or</p> <p>3. Self- declaration along with a copy work order and agreement showing the details of the scope of work along with proof of submission and certificate from Chartered Accountant certifying the work is completed as per the contract</p>
<p>2. Adequacy and quality of the proposed methodology, and work plan in responding to the terms of Reference (TORs)</p>	<p>50</p>		
<p>Sub Criteria</p>			

<ul style="list-style-type: none"> • Understanding of the ToR 	<p>10</p>	<p><i>Notes to Consultant: the Client will assess whether the proposed methodology is clear, responds to the TOR, work plan to analyze the approach to be followed for delivering the assignment; overall team composition is balanced and has an appropriate skills mix}</i></p>	<p>Consultants are required to provide details for Adequacy and quality of the proposed methodology, and work plan in responding to the terms of Reference (TORs) as per FORM 4C</p>
<ul style="list-style-type: none"> • Technical Approach, Methodology including Presentation - The consultant to explain its understanding of the objectives of the project, approach to the project, methodology for carrying out the activities and obtaining the expected output, and the degree of detail of such output. - The consultants should clearly articulate the approach it would follow to develop the vision, implementation strategy and integrated infrastructure development. - It is strongly recommended that consultant to do both desk top research & if possible visit the city of Ayodhya and develop understanding of the existing situation and key areas of improvement and development, the area under consideration for the proposed development and propose the methodology to address the city challenges and transform it to a global destination). - The consultant needs to explain the technical approach, tools and methodologies that they propose to adopt for envisioning, planning and implementation of various components as specified in the Scope of Work. 	<p>25</p>	<p>All the core team members have to participate in the presentation</p>	<p>enclosed</p> <p>To be submitted by the Bidder as part of the proposal along with the presentation.</p>
<ul style="list-style-type: none"> • Work Plan, Organization and Staffing - The consultant should also propose and justify the main activities of the assignment/job, their content and duration, phasing and interrelations, milestones (including interim approvals by the Authority), revenue generation mechanism through PPP and other innovative tools and key performance indicators. The Proposed work plan should be included here. More specifically - Highlight how you would proceed to meet the project requirements for activities defined in the Scope of Work - The consultant needs to make its own analysis based upon 	<p>15</p>		

<p><i>developing the understanding of the nature of work, deliverables (including indicative deliverables as mentioned in RFP)</i></p> <p><i>- Highlight tools and methodologies to be used for this effort and How would you manage the complexity of the project</i></p> <p><i>- Proposed handholding during the execution of the project/task..</i></p>			
3. Key professional staff qualifications and competence for the assignment:	20		
<ul style="list-style-type: none"> • Team Leader (Qualification + Experience) • Team Members (Qualification + Experience) <p><i>(Based on the assessment of the type and quantum of work, the consultants should propose and justify the structure and composition of his/her team. He/she should list out the main disciplines of the assignments/job, the key expert responsible, and proposed technical and support staff. More specifically, please provide an overview on senior leadership coverage and commitment, highlight expertise in such projects needs to Propose type and number of resources for providing these service)</i></p>	<p>7.5</p> <p>12.5</p>		<p>The indicative list of functionalities of the Core Team is given in the RFP. For the evaluation purpose, consultant needs to submit CVs best suitable to undertake the assignment as per its own assessment.</p>

**For Technical approach and methodology presentation, Consultants, whosoever shall qualify in the qualification documents shall be informed electronically in writing regarding the date of presentation.*

Minimum score of **70** marks is required in the evaluation process. Only those bids having minimum score would be eligible for opening of financial bids. All the firms which meet the minimum qualifying marks prescribed will stand technically qualified for consideration of their financial bids.

4.2.2 Criteria for Quality cum Cost based Selection (QCBS)

Under QCBS, the Technical Proposals will be allotted weightage of 80% while the Financial Proposals will be allotted weightages of 20%

Proposal with the lowest cost shall be given a financial score of 100 and other proposals shall be given a financial score that are inversely proportional to their quoted prices. The total score, both technical and financial, shall be obtained by weighing the quality and cost scores and adding them up. The proposed weightages for quality and cost shall be specified in the RFP

Highest points basis: On the basis of the combined weighted score for quality and cost, the consultant shall be ranked in terms of the total score obtained. The proposal obtaining the highest total combined score in evaluation of 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 required and shall be recommended for award of contract

As an example, the following procedure can be followed.

In a particular case of selection of consultant, it was decided to have minimum qualifying marks for technical qualifications as 60 and the weightage of the technical bids and financial bids was kept as 80:20.

In response to the RFP, 3 proposals, A, B & C were received. The technical evaluation committee awarded them 75, 80 and 90 marks respectively. The minimum qualifying marks were 60. All the 3 proposals were, therefore, found technically suitable and their financial proposals were opened after notifying the date and time of bid opening to the successful participants. The price evaluation committee examined the financial proposals and evaluated the quoted prices as under

Proposal Evaluated cost:

A. Rs. 120.

B. Rs. 100.

C. Rs. 110.

Using the formula $LEC \times 100 / EC$, where LEC stands for lowest evaluated cost and EC stands for evaluated cost, the committee gave them the following points for financial proposals:

A: $100 \times 100 / 120 = 83$ points

B: $100 \times 100 / 100 = 100$ points

C: $100 \times 100 / 110 = 91$ points

In the combined evaluation, thereafter, the evaluation committee calculated the combined technical and financial score as under:

Proposal A: $75 \times 0.80 + 83 \times 0.20 = 76.7$ points

Proposal B: $80 \times 0.80 + 100 \times 0.20 = 84$ points

Proposal C: $90 \times 0.80 + 91 \times 0.20 = 90.2$ points

The three proposals in the combined technical and financial evaluation were ranked as under:

Proposal A: 76.7 points H3

Proposal B: 84 points H2

Proposal C: 90.2 points H1

Proposal C at the evaluated cost of Rs. 110 was, therefore, declared as H1 (highest ranked) and recommended for negotiations/approval, to the Bid evaluation committee.

Annexure A: Standard Forms

FORM 1: Technical Proposal Submission Form

(To be printed on Letter Head on Letter head of the Applicant /Lead Member in case of Consortium)

[Location, Date]

To: [Name and address of Client]

Dear Sirs:

We, the undersigned, offer to provide the consulting services for [title of assignment] in accordance with your Request for Proposal dated [Date] and our Proposal. We are hereby submitting our Proposal, which includes this a Technical Proposal, and a Financial Proposal.

We hereby declare that all the information and statements made in this Proposal are true and accept that any misinterpretation contained in it may lead to our disqualification.

If negotiations are held during the Proposal Validity Period, we undertake to negotiate on the basis of the proposed staff. Our Proposal is binding upon us and subject to the modifications resulting from Contract negotiations.

We undertake, if our Proposal is accepted, to initiate the Appointment of Consultant to prepare the Vision, Implementation strategy and Integrated infrastructure plan for Ayodhya related to the assignment at a date mutually agreed between us.

We understand you are not bound to accept any Proposal you receive.

We remain,

Yours sincerely,

Authorized Signature [In full and initials]:

Name and Title of Signatory:

Name of Firm:

Address:

FORM 2: Financial capacity of the Bidder

#	Financial Year	Annual turnover from Consultancy fee (in INR)
1.		
2.		
3.		
4.		

The audited Financial Statements for the corresponding years has to be attached.

Certificate from the Statutory Auditor

This is to certify that.....(name of the Bidder) has received the payment shown above against the respective years on account of Consultancy fees/ services rendered.

It is also certified that certify that(name of the Bidder) has positive Net worth for the respective Financial years specified in the above table.

Name of the auditor issuing the Certificate:

Name of the auditor's Firm

Seal of the auditor's Firm

Date:

(Signature, name and designation of the authorised signatory of the Auditor's Firm)

<Seal and stamp of the bidder and CA>

***Note:**

1. In case of a Consortium, the information should be provided for all the members of the consortium
2. **CA Certified Financial statements supported with Audited Financial Reports/ Balance Sheets and Profit & Loss Statements for that period will be considered**

FORM 3A: Eligible assignments of the Bidder

#	Name of Project*	Name of the Bidder (In case of JV/consortium please mention the name of the Lead Member of which the project details are provided)	Name of Client	Professional fee received by the Bidder (in Rs. Crore)
1.				
2.				
3.				
4.				
5.				
6.				
7.				

* The Bidder should provide details of only those assignments that have been undertaken by it under its own name.

FORM 3B: Eligible Project Details

[The following table shall be filled in for the Bidder and for Lead member of the JV/Consortium]

Applicant/ Legal Name: [insert full name]

Consortium Members Legal Name: [insert full name]
write as applicable]

Lead Member or Other Member: [Please

Use separate sheet for each project and for different Criteria.

Assignment name:	
Country:	Duration of assignment (months):
Location within country:	
Name of Client:	Total No of man-months of the assignment:
Address:	Amount of consulting fee received by your firm (INR)
Start date (month/year):	Completion date (month/year):
Name of associated Bidders, if any:	No. of professional man-months provided by associated Bidders:
Narrative description of Project:	
Description of actual services provided by your staff within the assignment:	
Firm's Name:	

Note: Pls enclose

Work order/Copy of contract agreement/letter of award and any one of the following:

1. Client certificate specifying similar experience Or
2. Completion Certificate Or
3. Self- declaration along with a copy work order and agreement showing the details of the scope of work along with proof of submission and certificate from Chartered Accountant certifying the work is completed

The project area details need to be substantiated by relevant documents Client Certificate/Completion Certificate/Contract Agreement details}

FORM 3C: Assignments of the Bidder

#	Name of Project*	Name of the Bidder (In case of JV/consortium please mention the name of the firm)	Name of Client	Professional fee received by the Bidder (in Rs. Crore)
1.				
2.				
3.				
4.				
5.				
6.				
7.				

* The Bidder should provide details of only those assignments that have been undertaken by it under its own name.

FORM 3D: Project Details

[The following table shall be filled in for the Bidder and for each member of the JV/Consortium]

Applicant/ Legal Name: [insert full name]

Consortium Members Legal Name: [insert full name]
write as applicable]

Lead Member or Other Member: [Please

Use separate sheet for each project and for different Criteria.

Assignment name:	
Country:	Duration of assignment (months):
Location within country:	
Name of Client:	Total No of man-months of the assignment:
Address:	Amount of consulting fee received by your firm (INR)
Start date (month/year):	Completion date (month/year):
Name of associated Bidders, if any:	No. of professional man-months provided by associated Bidders:
Narrative description of Project:	
Description of actual services provided by your staff within the assignment:	
Firm's Name:	

Note: Pls enclose

Work order/Copy of contract agreement/letter of award and any one of the following:

1. Client certificate specifying similar experience Or
2. Completion Certificate Or
3. Self- declaration along with a copy work order and agreement showing the details of the scope of work along with proof of submission and certificate from Chartered Accountant certifying the work is completed

The project area details need to be substantiated by relevant documents Client Certificate/Completion Certificate/Contract Agreement details}

FORM 4A: Format for Details of Bidder

RFP for “Appointment of Consultant to prepare the Vision, Implementation strategy and Integrated infrastructure plan

Please enter the information requested in the spaces provided. Application from separate Bidders, or individuals or from consortia are acceptable.

Applied for	
1	BASIC INFORMATION
Name of the Bidder making this application	Parent Company (if applicable)

Note: Add / delete additional lines for consortium partners as appropriate.

2. CONTACT PERSON (for this application)

Name	
Organization	
Address	
Telephone	
Fax	
Email	

3. REGISTERED ADDRESS

4. YEARS IN BUSINESS AND NATIONALITY

Year of Establishment	Country of Registration

Attach copy of incorporation certificate

5. Registration Number of the Bidder (attach true copy of registration certificate)

6. Goods and Service Tax (GST) Registration Number (attach true copy)

7. Are you presently debarred / Blacklisted by any Government Department /Public Sector Undertaking /Any Employer? (If Yes, please furnished details)

In case of a Consortium:

- a. The information above should be provided for all the members of the consortium.
- b. Information regarding role of each member should be provided as per table below:

S. No	Name of Member	Role (Specify Lead Member/ Other Member)
1		
2		

Certified that the above information is correct to the best of our knowledge and no relevant information is concealed. If at any time during or after the Shortlisting, it is proved that the information furnished by us is wrong, Client reserves the right to take necessary action against our Bidder as per applicable Laws/Rules of the land.

Signature of Authorized Representative with stamp
 Name
 Designation
 Place
 Tel No
 Email:

Date

FORM 4B: Bidder's organization and experience

1. Provide here a brief description of the background and organization of your company, and – in case of a joint venture/Consortium – of each member for this assignment.

2. Include organizational chart, a list of Board of Directors

FORM 4C: Understanding of TOR, description of approach, methodology, staffing schedule and work plan in responding to the terms of reference

A description of the approach, methodology and work plan for performing the assignment, including a detailed description of the proposed methodology and staffing:

a) Understanding of ToR:

Please explain your understanding of the objectives of the assignment as outlined in the Terms of Reference (TORs),

b) Technical Approach and Methodology including Presentation:

- The consultant to explain its understanding of the objectives of the project, approach to the project, methodology for carrying out the activities and obtaining the expected output, and the degree of detail of such output.
- The consultants should clearly articulate the approach it would follow to develop the vision, implementation strategy and integrated infrastructure development.
- It is strongly recommended that consultant to do both desk top research & if possible visit the city of Ayodhya and develop understanding of the existing situation and key areas of improvement and development, the area under consideration for the proposed development and propose the methodology to address the city challenges and transform it to a global destination).
- The consultant needs to explain the technical approach, tools and methodologies that they propose to adopt for envisioning, planning and implementation of various components as specified in the Scope of Work.

Consultants, whosoever shall qualify in the qualification documents has to separately made a detailed presentation to the Client.

*For Technical approach and methodology presentation, Consultants, whosoever shall qualify in the qualification documents shall be informed electronically in writing regarding the date and venue of presentation.

c) Work Plan and Staffing Schedule

i. Work Plan:

- The consultant should also propose and justify the main activities of the assignment/ job, their content and duration, phasing and interrelations, milestones (including interim approvals by the Authority), revenue generation mechanism through PPP and other innovative tools and key performance indicators. The Proposed work plan should be included here. More specifically Highlight how you would proceed to meet the project requirements for activities defined in the Scope of Work
- The consultant needs to make its own analysis based upon developing the understanding of the nature of work, deliverables (including indicative deliverables as mentioned in RFP)
- Highlight tools and methodologies to be used for this effort and How would you manage the complexity of the project
- Proposed handholding during the execution of the project/task.

Format for Work Plan

S. N.	Deliverables	Weeks								
		1	2	3	4	n	Total
1										
2										
3										
4										
5										

AYODHYA DEVELOPMENT AUTHORITY

6										
.										
n										

- I. List the deliverables with the breakdown for activities required to produce them. For phased assignments, indicate the activities, delivery of reports, and benchmarks separately for each phase.
- II. Duration of activities shall be indicated in a form of a bar chart.
- III. Include a legend, if necessary, to help read the chart.

- ii. **Staffing Schedule:** {Please describe the structure and composition of your team, including the list of the proposed Key Experts and relevant technical and administrative support staff.} The proposed man-months of engagement of staff must be clearly indicated by the consultant. Kindly provide the man-month inputs for all the proposed staff and their working /mobilization schedule at Ayodhya and their respective home offices as per format.

Format for Staffing Schedule

S.N.	Name	Experts Input per each Deliverable					Total time input (in weeks)		
		Position	D1	D2	D....	D....	Home	Field	Total
1									
2									
3									
.									
.									
n									
						Subtotal			
						Total			

“Home” means to work done from any place other than (office space provided by Client) of Ayodhya Town (Uttar Pradesh), India. “Field” means to work done at Ayodhya (office space provided by Client), Uttar Pradesh, India.

FORM 5: Declaration

Declaration for not being barred by the Central Government, any State Government, a statutory authority or a public sector

Declaration Letter for “<insert name of the RFP>”

(To be printed on Letter Head of the Bidder. In case of JV/Consortium all the members need to submit the on their respective Letter heads)

Sir/Madam,

This is to notify you that we(name of the Bidder) intends to submit a proposal in response to <insert name of the RFP>, we also declare that(name of the Bidder) has not been blacklisted by any Central / State Government Department / Public Sector Undertaking.

Sincerely,

(Signature of the Authorized Person)

Name:

Designation:

FORM 6: Declaration

Declaration that, during the last three years, the Bidder has neither failed to perform on any agreement, as evidenced by imposition of a penalty by an arbitral or judicial authority or a judicial pronouncement or arbitration award against the Bidder, nor been expelled from any project or agreement nor have had any agreement terminated for breach by such Bidder.

Declaration Letter for “<insert name of the RFP>”

(To be printed on Letter head of the Applicant. In case of JV/Consortium, each member of the JV/Consortium needs to submit the declaration)

Sir/Madam,

This is to notify you that(name of the Bidder) intends to submit a proposal in response to <insert name of the RFP>, we also declare that(name of the Bidder) has during the last three years, neither failed to perform on any agreement, nor has been evidenced by imposition of a penalty by an arbitral or judicial authority or a judicial pronouncement or arbitration award, nor been expelled from any project or agreement nor have had any agreement terminated for breach by us.

Sincerely,

(Signature of the Authorized Person)

Name:

Designation:

FORM 7: Team composition and task assignment

Core Team

Sr.No.	Name of Staff	Name of the firm	Qualification	Area of Expertise	Task Assigned for this Project	Period of Engagement	
						From	To

Support Staff

Sr.No.	Name of Staff	Name of the firm	Qualification	Area of Expertise	Task Assigned for this Project	Period of Engagement	
						From	To

Signature

In the Capacity of

Duly authorised to sign proposal for and on behalf of

Date

Place

FORM 8: Curriculum Vitae (CV) for Proposed Professional Staff

1. **Name of Staff:**
2. **Proposed Position:**
3. **Employer:**
4. **Date of Birth:** **Nationality:**
5. **Education**

<u>School, college and/or University Attended</u>	<u>Degree/certificate or other specialized education obtained</u>	<u>Date Obtained</u>

6. **Professional Certification or Membership in Professional Associations:**
7. **Other Relevant Training:**
8. **Countries of Work Experience:**

9. Languages

Language	Speaking	Reading	Writing

10. Employment Record:

From:	To:
Employer:	
Position Held	

11. Detailed Tasks Assigned	12. Work Undertaken that Best Illustrates Capability to Handle the Tasks Assigned
	Name of assignment or project: Year: Location: Client: Main project features: Position Held in the project: Urban Planning Lead Activities performed:

Certification

I certify that

- (1) to the best of my knowledge and belief, this CV correctly describes me, my qualifications, and my experience;
- (2) that I am available for the assignment for which I am proposed; and
- (3) that I am proposed only by one Offeror and under one proposal.

I understand that any wilful misstatement or misrepresentation herein may lead to my disqualification or removal from the selected team undertaking the assignment.

(Signature of authorized representative of the staff)

Date and Place

FORM 9: Format for Power of Attorney for signing of application

(On Non – Judicial stamp paper of Rs 100/- or such equivalent amount and document duly attested by notary public)

Power of Attorney

Know all men by these presents, we (name and address of the registered office) do hereby constitute, appoint and authorize Mr. / Ms..... (name and residential address) who is presently employed with us and holding the position of as our attorney, to do in our name and on our behalf, all such acts, deeds and things necessary in connection with or incidental to our application for **Appointment of Consultant to prepare the Vision, Implementation strategy and Integrated infrastructure plan for Ayodhya (the “Project”)**, including signing and submission of all documents and providing information / responses to Ayodhya Development Authority, representing us in all matters before Ayodhya Development Authority, and generally dealing with in all matters in connection with our bid for the said Project.

We hereby agree to ratify all acts, deeds and things lawfully done by our said attorney pursuant to this Power of Attorney and that all acts, deeds and things done by our aforesaid attorney shall and shall always be deemed to have been done by us.

For _____

(Signature)

(Name, Title and Address)

Accepted

..... (Signature)

(Name, Title and Address of the Attorney)

Note:

- *To be executed by the Lead Member in case of a Consortium.*
- *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 when it is so required the same should be under common seal affixed in accordance with the required procedure.*
- *In case the Application is signed by an Authorized Director of the Applicant, a certified copy of the appropriate resolution/ document conveying such authority may be enclosed in lieu of the Power of Attorney.*

FORM 10: Financial Proposal

(On Bidder's letter head)

[Location, Date]

To: [Name and address of Client]

Dear Sirs:

Sub: Financial Bid for "Title of the project"

Dear Sir/Madam,

We, the undersigned, offer to provide the services for the above in accordance with your e-Bid dated _____, and our Bid (Response to Technical Bid and Financial Bid). Our attached Financial Bid is as uploaded on e-bid portal in the .XLS format [inclusive of statutory taxes, duties, and levies during the contractual period except GST which will be paid extra by Ayodhya Development Authority at the rate applicable on the date of invoicing, Amount in words and figures].

We understand that the Authority reserves the right to negotiate the Financial Bid for the services as a whole or for individual tasks of the services.

We undertake that our Financial Bid shall be binding upon us subject to the modifications resulting from contract negotiations, up to expiration of the validity period of the Bid, i.e. 90 days from the date of submission of the e-Bid.

We undertake that, in competing for (and, if the award is made to us, in executing) the above contract, we

will strictly observe the laws against fraud and corruption in force in India.

We understand you are not bound to accept any Bid you receive.

Yours sincerely,

Signature:

Name and title of Signatory:

Name & address of the Bidder

[Date]

NAME OF THE BIDDER AND SEAL

FORM 11: EMD Return Form

*NOTE: This form will be utilised for return of EMD only as per the Clause 2.2.15

[Date]

To: *[Name and address of Client]*

Subject: Return of EMD for Reference Number *<tender reference number> <name of RFP>*

Reference: (Insert name of the consultancy)

Dear Sir,

This is in reference to return the Earnest Money Deposited for *<name of the RFP>* with Reference number *<reference number>* Tender ID *<tender ID>*. The details of deposit are illustrated below:

UTR Number:

Bank Name:

Amount:

Date of Transfer:

We wanted to request you to please return the above-mentioned transferred amount as EMD to the bank details as illustrated below:

Name of the beneficiary:

Name of Bank:

Name of Branch:

Account Number:

IFSC Code:

Swift Code:

Kindly grant us with your permission for the above.

Thanking You.

Yours Faithfully,

*<name and signature of the authorized signatory
along with seal and stamp of the Bidder>*

Form 12: Format for Power of Attorney for Lead Member of Consortium

(Refer Clause 2.2.3.1)

(To be executed on Stamp paper of appropriate value)

Format for Power of Attorney for Lead Member of Consortium

(On Non – judicial stamp paper of Rs 100/- or such equivalent document duly attested by notary public)

Power of Attorney

Whereas the (Client) has invited Bids from interested parties for RFP for “Appointment of Consultant to prepare the Vision, Implementation strategy and Integrated infrastructure plan.

Whereas, the members of the Consortium are interested in bidding for the Project and implementing the Project in accordance with the terms and conditions of the Request for Proposal (RFP) Document, and other connected documents in respect of the Project, and

Whereas, it is necessary under the RFP Document for the members of the Consortium to designate the Lead Member with all necessary power and authority to do for and on behalf of the Consortium, all acts, deeds and things as may be necessary in connection with the Consortium’s bid for the Project who, acting jointly, would have all necessary power and authority to do all acts, deeds and things on behalf of the Consortium, as may be necessary in connection the Consortium’s bid for the Project.

NOW THIS POWER OF ATTORNEY WITNESSTHAT;

We, M/s. (Lead Member), and M/s and M/s (the respective names and addresses of the registered office) do hereby designate M/s. being one of the members of the Consortium, as the Lead Member of the Consortium, to do on behalf of the Consortium, all or any of the acts, deeds or things necessary or incidental to the Consortium’s bid for the Project, including submission of Application for Qualification/ Application, participating in conferences, responding to queries, submission of information/ documents and generally to represent the Consortium in all its dealings withClient, any other Government Agency or any person, in connection with the Project until culmination of the process of bidding and thereafter till the Contract Agreement is entered into with(Client).

We hereby agree to ratify all acts, deeds and things lawfully done by Lead Member, our said attorney pursuant to this Power of Attorney and that all acts deeds and things done by our aforesaid attorney shall and shall always be deemed to have been done by us/Consortium.

Dated this theDay of2021

(Executants)

(To be executed by all the members of the Consortium)

Note: 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 when it is so required the same should be under common seal affixed in accordance with the required procedure.

Form 13: Format for Memorandum of Understanding (MOU)

(On Non – judicial stamp paper of Rs 1000/- or such equivalent document duly attested by notary public)

This Memorandum of Understanding (MoU) entered into this ____ day of _____ 2020 at _____ among _____ and having its registered office at _____, (hereinafter referred as “_____”, which expression unless repugnant to the context or meaning thereof includes its successors and permitted substitutes) of the First Part

and

_____ and having its registered office at _____, (hereinafter referred as “_____”, which expression unless repugnant to the context or meaning thereof includes its successors and permitted substitutes) of the Second Part

and

The parties are individually referred to as Party and collectively as Parties.

WHEREASClient, has invited Request for Proposal (RFP) from entities interested for RFP for **Appointment of Consultant to prepare the Vision, Implementation strategy and Integrated infrastructure plan for Ayodhya** , (“Project”) as per the terms contained in the RFP Document.

AND WHEREAS the Parties have had discussions for formation of a Consortium for bidding for the said Project and have reached an understanding on the following points with respect to the Parties’ rights and obligations towards each other and their working relationship.

IT IS HEREBY AS MUTUAL UNDERSTANDING OF THE PARTIES AGREED AND DECLARED AS FOLLOWS:

1. That the roles and the responsibilities of each Party at each stage of the Project shall be as follows:
2. That the Parties shall be jointly and severally liable for the execution of the Projects arising from the States, Union Territories, as the case may be and in accordance with in accordance with the terms of the Contract Agreement to be executed on award of the such Projects.
3. That this MoU shall be governed in accordance with the laws of India and courts in Lucknow shall have exclusive jurisdiction to adjudicate disputes arising from the terms herein.

In witness whereof the Parties that the information provided is accurate and true and have caused this MoU to be duly executed on the date and year above mentioned.

1. First Party
2. Second Party
3. Third Party
4. Fourth Party

Witness:

Form 14 - Form of bank guarantee for earnest money

WHEREAS _____ [*Name of Bidder*] (hereinafter called "the Bidder ") has submitted his bid dated _____ [*Date*] for 'Appointment of Consultant to prepare the Vision, Implementation strategy and integrated infrastructure plan for Ayodhya'. KNOW ALL MEN by these presents that

We _____ [*Name of Bank*] of _____ [*Name of Country*] having our registered office at _____ (hereinafter called "the Bank") are bound unto.

The (Client) in the sum of Rs. _____ (Rupees _____ only) for which payment well and truly to be made to the Client and the Bank binds himself, his successors and assigns by these presents.

THE CONDITIONS of this obligation are:

1. If the bidder withdraws his Bid during the period of bid validity specified in the Bid Document.
or
2. If the Bidder having been notified of the acceptance of his Bid by the Client during the period of bid validity:
 - a) fails or refuses to execute the Form of Agreement in accordance with the provisions of Bid Document, and/or
 - b) fails or refuses to furnish the Performance Guarantee, in accordance with the provisions of Bid Document

We undertake to pay to the Client up to the above amount upon receipt of his first written demand, without the(the Client) having to substantiate his demand, provided that in his demand (the Client) will note that the amount claimed by him is due to him owing to the occurrence of one of the two conditions above, specifying the occurred condition or conditions.

This Guarantee will remain in force up to and including the date 180 days after the deadline for submission of bids as such deadline is stated in the Bid Document or as it may be extended by (the Client) notice of which extension(s) to the Bank is hereby waived. Any demand in respect of this Guarantee should reach the Bank not later than the above date

DATE

SIGNATURE OF THE BANK

SEAL OF THE BANK

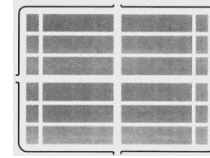
SIGNATURE OF THE WITNESS

NAME & ADDRESS OF WITNESS

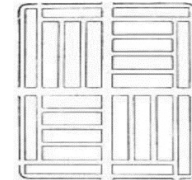
Annexure B: Indicative list and details of Vedic city planning principle

Based on a few town planning books and literatures, there are mentions of few vedic layout and town plan concepts such as Dandaka, Swastika, Padmaka, Nandyavarta, Prastara, Chaturmukha, Karmukha under Mansara Shilpashastra. The indicative details about these concepts are described below:

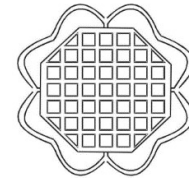
A) DANDAKA: This village form follows a ribbon development along principle street. It consisted of five long parallel street running East- West with three shorter ones intersecting them at the middle and two ends. There were two bathing tanks in the Northeast and Southwest corners and temples out of which principle one was placed at the west end of king's street called rajpath.



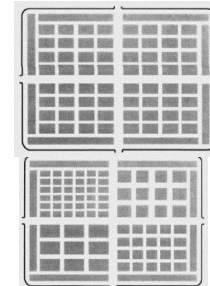
B) SWASTIKA: The plan resembles the pattern of a swastika. Two main streets run East- West and North- South in the middle. The branch streets shall follow pattern of swastika. The wall was fortified with provisions of missiles. The magic of swastika lay in the fact that it was a formation used to defend the four gateways.



C) PADMAKA: The shape of Padmaka may vary but length and breadth needs to be equal. The plan had two main roads in the East- west and North- south direction. It had a temple at the centre and palace, shops, market and tank spreading around the periphery of the plan. Mansara states that the length and breadth of this village shall be the same and could be enclosed by circular, quadrangular, hexagonal or octagonal walls.



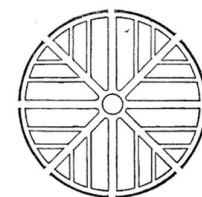
D) CHATURMUKH: The village was square or rectangular in shape with two main streets in the East- West and North- South directions. As the name suggests it had four main gateways at the end of streets. The Shudras resided in extreme borders; the temple being at the centre of the plan.



E) PRASTARA: These were more developed Vedic settlements. The main streets were in North- South and East- West direction which divided the city into four main parts each part having narrower streets than the main one. The city was enclosed in walls and there were four gateways at cardinal points.



F) KARMUKHA: The shape of the city resembled a bow. The city had wall enclosure in the form of a bow having two main gates on the North and South sides. It had one main road lying in the North- South direction. Outside the city wall was a moat (deep and wide water filled ditch) for defence.



G) NANDYAVARTA: This plan was in the pattern of flower petals. This was known as the abode of happiness. This plan was intended to accommodate a population of mixed social grades. Nandyavarta type of village contained a great number of shrines dedicated to various deities for location of which Mansara has given directions. There were bazaars placed on outer blocks near gates.

H) SARVATOBHADRA: at the centre of village was a temple of Shiva, Vishnu or Brahma. The village had two streets crossing each other at the middle. Rest houses for pilgrims and educational buildings were at the outer rings of village.

Annexure C: Descriptive scope for the development of greenfield township

The objective of this exercise is to prepare a neighbourhood plan/detailed spatial plan for developing a Greenfield Integrated Township of 1200 Acres, as part of proposed development of new Ayodhya, to develop as a Model Future City (based upon Vedic City Planning Principles) taking into account the best international practices for development, implementation, maintenance and management.

The proposed concept must integrate with existing features/region and offer sufficient flexibility to expand during the project horizon.

Preparation of Neighbourhood plan/Detailed spatial Plan for township shall, inter alia, involve:

- Identify the potential site for development of greenfield township in consultation with respective authority.
- Map the potential area with details of the existing land use/ownership status and superimpose Sajra Maps along with land details.
- Carrying out reconnaissance of the site, undertake ground surveys and necessary calibrations for plans/images to ensure consistency of information/data. Preparation of site plans demarcating project boundaries etc.
- Conduct site analysis from a real estate perspective, covering the following parameters - Location profile, access and connectivity, land Use, SWOC
- Conduct a detailed review of economic and demographic profile of surrounding area to assess the present demand and future growth potential for the project considering the tourism potential of the city and the neighbourhood.
- Benchmarking through case studies of the project features with reference to leading green field thematic townships developed on religious & tourism aspects in India and South East Asia
- Understand key regulations – proposed and ongoing that can affect development potential of site, and study the Development Control Regulations specific to the subject site region
- Detailed market demand assessment and determine the product mix for the proposed green field township
- Consultant shall identify the Real Estate potential in the nearby locations and analyse various developments and their impact on the proposed development on the subject site. (Sectors to be covered include residential (both for resident & floating population), retail, commercial, hospitality, healthcare, education, etc.) The real estate market research shall include but not limited to:
 - To identify the existing growth verticals and ascertain the pace of growth in context of Ayodhya
 - Demand assessment studies (supply, absorption, vacancy levels etc.) to determine the various possible real estate product mix that can be developed at site from the potential of high revenue yield to the Client. This shall be based on primary and secondary market survey and real estate trends of micro market.
 - To ascertain the circle rate of the land for various uses in the area.
 - Prevalent market rates for both rental and capital values for all asset classes with actual examples of on-ground transactions in the study area
- Undertake competitive benchmarking of projects in vicinity with regards to pricing/ rentals achieved, vacancy rate, tenant mix, project positioning, etc. Such benchmarking should include 5-10 projects depending in the availability of suitable benchmarks. All possible asset classes under evaluation to be explored
- The Consultant is expected to undertake a stakeholder consultation and interact with different real estate market players and potential anchors (retail, commercial, healthcare, hospitality,
- Deriving the land use and activity mix for the township and preparation of layout plans for:
 - Residential infrastructure promoting neighbourhood concept for various income classes with special focus on providing housing to economic weaker sections
 - Adequate physical infrastructure with green spaces, recreational infrastructure and other urban amenities;
 - Commercial areas such as hotels, restaurants, office complex, banks, shopping areas/multiplex etc);
 - Knowledge infrastructure such as play schools, higher education and training institutes, etc
 - Transport infrastructure with hierarchy of road network and its integration with external links;

- Tourism infrastructure involving development of various recreation zones, spiritual zones, hospitality infrastructure etc.;
- Environment Mitigation Plan for developing the Greenfield Township for ensuring sustainable development and to benchmark with GREEN CITY-India standards or other best practices across the world.
- Identification of commercial and non-commercial components, financial viability assessment, suggest project structuring and implementation.
- Broad Environmental and Social Assessment based on secondary information, identify broad impacts with respect to land acquisition etc and evolve possible mitigation measures for the selected projects;
- Estimating project costs (Capital, Operation and Maintenance);
- Undertaking financial feasibility assessment for developing selected projects in the Greenfield township through various formats of public private partnership / private sector funding including considering the option of Viability Gap Funding for enhancing the financial viability of the selected projects. The Consultant should bring out various assumptions for revenue, cost and others, including basis thereof, which are used by it in the financial model. Financial model shall be prepared in the MS Excel program and a simplified summary sheet of the entire financial analysis should be prepared showing key data such as: project cost, equity, debt, capital expenditure, total revenues, project cash flows, project IRR, and equity IRR, etc. The Consultant shall also undertake sensitivity scenarios by identifying the most critical factors and determine their impact on the IRR, including varying project costs and benefits, implementation period and combination of these factors
- Development of zoning regulation guidelines for implementation, operation and maintenance of various proposed facilities taking into account the global standards.
- Preparation of detailed DPRs for Infrastructure Development (Road, Water Supply, Sewerage, Drainage, SWM and other civic infrastructure)
- Preparation of Tender Documents for Selection of Developer/Contractor.