



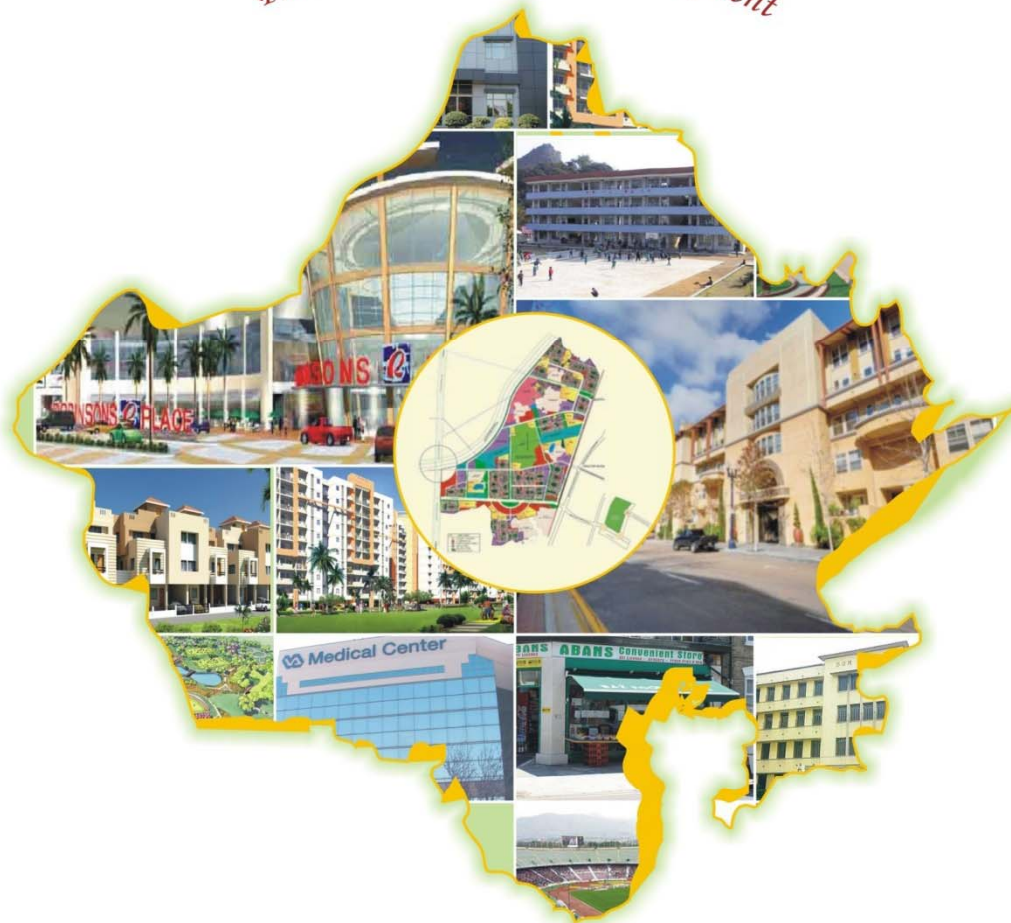
सत्यमेव जयते
राजस्थान सरकार

TERMS OF REFERENCE (TOR)

For

"EMPANELMENT OF CONSULTANTS"

Promoting Sustainable Development



Department of Urban Development,
Housing & Local Self Government,
Government of Rajasthan
December, 2010

**Department of Urban Development, Housing and
Local Self Government
Government of Rajasthan, Jaipur**

(Revised) Terms of Reference (TOR)

For

**"Rate Contract and Empanelment of Consultants"
for the following consultancy services.**

Category S. No.	Category of Consultancy Services
I	ARCHITECTURE AND ENGINEERING PROJECTS.
II	HERITAGE CONSERVATION PROJECTS.
III	LANDSCAPE PROJECTS.
IV	ENGINEERING DESIGN OF INFRASTRUCTURE PROJECTS.
V	MASTER PLANS OF URBAN AREAS/TOWNS/VILLAGES
VI	PREPARATION OF DPR FOR INFRASTRUCTURE PROJECTS LIKE SEWERAGE, DRAINAGE, ROADS, HOUSING, WATER SUPPLY ETC.
VII	PREPARATION OF THEME BASED PROJECTS / SCHEMES LIKE FILM CITY, SPORTS CITY ETC.
VIII	PROJECT MANAGEMENT CONSULTANCY FOR PPP PROJECTS.
IX	PHYSICAL SURVEY & DEMARCATION WORK.
X	URBAN TRANSPORT PROJECTS (MRTS).
XI	PREPARATION OF TRAFFIC MANAGEMENT PLANS FOR DIVISIONAL HEAD QUARTER TOWNS.
XII	LEGAL SERVICES FOR PREPARATION OF CONTRACTUAL DOCUMENTS ETC. IN PPP PROJECTS.
XIII	SURVEY AND PREPARATION OF LAND ACQUISITION PROPOSAL FOR VARIOUS PROJECTS/ROADS/SCHEMES.
XIV	IDENTIFICATION AND PRE - FEASIBILITY REPORTS OF PPP PROJECTS IN VARIOUS TOWNS.
XV	PREPARATION OF CITY SANITATION PLANS.
XVI	GIS MAPPING & DATABASE.
XVII	RAIN WATER HARVESTING & WASTE WATER RECYCLING.

INTRODUCTION

1. BACKGROUND:

In order to promote planned, Integrated and sustainable Development of Urban Areas/ Small and Medium Towns/Villages by providing the basic infrastructural facilities like Sewerage, Drainage, Water Supply, Solid Waste Disposal, Affordable Housing, Mass Transportation, Recreational Centers and all other physical and social urban infrastructure development etc., Department of Urban Development, Housing and Local Self Government, Government of Rajasthan has taken lot of new initiatives during the last two years.

Government of Rajasthan has become the pioneering state in declaring and implementing "Affordable Housing Policy 2009" with focus on EWS/LIG housing through Public Private Partnership.

Some of the major initiatives taken by the Government of Rajasthan in the Urban Sector are as follows :-

- Rajasthan Municipal Act-2009 (new enactment)
- Affordable Housing Policy-2009. (with focus on EWS/LIG Housing on PPP Model)
- Slum Redevelopment Policy-2010- through Public Private Partnership.
- Rajasthan Township Policy-2010
- Building Regulations-2010 (For Jaipur and other towns of Rajasthan)
- Master Plans for all Towns (by 31st March 2011).
- Rajasthan Urban Development Fund (RUDF) to provide financial support to urban local bodies.
- Policy for Transferable Development Rights (TDR)

Government of Rajasthan with a view to implement large number of projects in various categories of Urban Infrastructure, Transportation, Urban Information System, Affordable Housing, Road Over Bridges/Under Passes, Heritage conservation, Recreation, Rain Water Harvesting, Waste Water Recycling etc. with focus on Public Private Partnership model and to achieve the goal in next three years, intends to prepare a panel of reputed and experienced consultants in all major categories, who would be involved to undertake assignments to support the Governments / Urban Local Body's efforts in :-

- **Identification of projects with preliminary project profiles.**
- **Prefeasibility studies**
- **Preparation of Detailed Project Reports**
- **Appraisal of Existing DPR's.**
- **Investment promotion in Infrastructural Projects with focus on PPP model.**
- **Identifying Financial Institutions/ GOI Schemes etc. to financially support the projects. (with minimum financial burden on the state Govt./ Urban local body)**
- **Hand holding in Project execution and Project implementation strategy.**
- **Project implementation including monitoring and evaluation.**
- **Post implementation support services**
- **Research and Analysis.**
- **Creating Public Awareness about the schemes.**
- **Skill Development and skill upgradation.**

The expression of interest from reputed and experienced consultants is being invited in following categories of projects.

- (i.) Architecture and Engineering Projects.
- (ii.) Heritage Conservation Projects.
- (iii.) Landscape Projects
- (iv.) Engineering Design for infrastructure Projects
- (v.) Master Plans of Urban Area/Towns/Villages
- (vi.) Preparation of DPR for infrastructure Projects like Sewerage, Drainage, Water Supply, Solid Waste Disposal, Roads, Housing etc.
- (vii.) Preparation of Theme based projects like Film City, Sports City etc.
- (viii.) Project Management Consultancy for PPP Projects.
- (ix.) Physical Survey and Demarcation work.
- (x.) Urban Transport Projects (MRTS)
- (xi.) Preparation of Traffic Management Plans for Divisional Head Quarter Towns.
- (xii.) Legal Services for preparation of contractual documents etc. in PPP projects.
- (xiii.) Survey and preparation of land acquisition proposals for various Projects / Roads / Schemes.
- (xiv.) Identification and Pre-feasibility reports of PPP projects in various towns.
- (xv.) Preparation of City Sanitation Plans
- (xvi.) GIS mapping and Database
- (xvii.) Rainwater Harvesting and Waste Water Recycling.

The Consultancy services for individual projects shall be hired by various Urban Local Bodies i.e. Municipal Corporation, Municipal Councils, Municipal Boards, Urban Development Authorities, Urban Improvement Trusts and various other Government / Semi Government /Agencies of the Government of Rajasthan. The scope of work, rates and payment schedule shall be as rationalized by the Government.

The Department of Urban Development, Housing and Local Self Government is already implementing following major projects : -

- Metro Rail Project in Jaipur through DMRC.
- BRTS in Jaipur /and Low Floor Buses in Jaipur and Ajmer-Pushkar (JNNURM Project)
- International Convention Center at Jaipur (on PPP model)
- Affordable Housing Projects on PPP model.
- Basic services for Urban poor (BSUP) in Jaipur and Ajmer - Pushkar
- Integrated Housing and Slum development Project (IHSDP).
- Master Plans for all towns
- Urban Infrastructure and Development Scheme of Small and Medium Towns.
- RUIDP IInd Phase in 15 cities.(ADB funded)
- National Lake Conservation Project (Udaipur Ajmer, Pushkar and Mt. Abu)
- Flyovers/ROB's/Under Passes in Jaipur and various other towns.

Following are some of the major projects which have been identified to be implemented through empanelment of consultants, in addition to future projects to be identified by the State Government or concerned Municipal Corporation, Municipal Councils,

Municipal Boards, Urban Development Authorities, Urban Improvement Trusts and various other Government / Semi Government board/companies /Agencies of the Government of Rajasthan as per their need :

- **Film City at Jaipur (Area about 600 acres) – A brief is enclosed at Annexure-4.**
- **NRI City at Jaipur (Area about 200 acres), Jodhpur (Area about 75 acres), Udaipur & Bikaner on PPP Model**
- **Sewerage Treatment Plant at Jodhpur (50 MLD) (on PPP model) with viability Gap funding from GOI/GOR schemes.**
- **Sewerage Project in 6 towns on PPP model i.e.Nathdwara, Balotara, Fatehpur shekhawati, Makrana, Deedwana and Ganganagar. (DPR available for each Town)**
- **Water supply project at Sangod (Disstt. Kota) Detailed Project Report of Rs 19.0 cr. is available.**
- **Integrated Water Supply project at Bhiwadi (on PPP model)**
- **Integrated City Sanitation Plans for all major cities and towns.**
- **Solid Waste Disposal and Management in all cities and towns.**
- **Sector Road Projects in Greater Bhiwadi and SNB Urban Complex (on PPP model) – The major Regional centers in Rajasthan Sub region of NCR.**
- **Neemrana-Bhiwadi Link Road (55 Kms link on PPP model).**
- **Construction of Elevated Road Link from NH 8 to Bhiwadi (with Financial Assistance from NCR Planning Board/KFW Germany/ADB)**
- **GIS mapping and database of Slum Areas in the State (Under Rajiv Awas Yojana, GOI)**
- **Rain Water Harvesting structures in Urban Areas (Mandatory provision for all plots more than 300 sq mtrs). – Penal provision for violation**
- **Master Plans for Towns and Villages**
- **Urban Transport Projects (MRTS) in all major cities.**
- **Traffic Management Plans for 7 principal cities (divisional headquarter)**
- **Elevated Road from Bhadwasia to Bombay Motor Choraha, Jodhpur. (length about 3 kms.)**
- **Rajasthan International Center at Jaipur and Jodhpur (like India International Center, Delhi)**
- **Construction of "Homes for Shelterless" in cities more than 1.0 lac population. (Consultants to provide Model design indicating Façade and Facilities and implementation by local bodies)**
- **Revitalisation and Heritage conservation plan for Walled City of Jaipur/Amber.**
- **Revitalisation and Heritage conservation plan for Jaisalmer Town.**
- **Revitalisation and Heritage conservation plan for Udaipur Town.**
- **24x7 Water supply project in some of the Towns/Part of the Town (on PPP model)**
- **Implementation of ongoing and Proposed JnNURM/UIDSSMT Schemes on PPP model.**
- **Feasibility of parking project at Nadakheda Udaipur (Near Babu Bazar) on PPP Model.**
- **Food street Udaipur (for quality food near tourist places)**
- **Multilevel parking Asind Ki Haveli, Udaipur**

PPP Projects at Sikar

- **Solid waste management**
- **Road junctions**
- **Energy saving street lighting system**
- **Development of marriage hall, community hall & other public amenities on 8000 sq.yd. land on Ranisati Road.**
- **Nehru Park, Main Park.**
- **Residential / Group Housing Projects on Madho ground land.**

ROLE OF EMPANELLED CONSULTANTS:

Empanelled consultants would be required to identify suitable infrastructural projects in various sectors, which could be implemented after preparing Pre-feasibility reports/Bankable DPRs and identifying PPP operator/Techno-Economic clearance from Financial Institutions / appraisal agencies /GOI Schemes for funding. Empanelled consultants would also be required for appraisal of existing DPR's of several projects and suggest appropriate strategy for implementation including identification of funding agencies.

DEDICATED CONSULTANTS (DISTRICT / CITY WISE)

Urban Development & Local Self Department, Government of Rajasthan also intends to engage, "Dedicated Consultants" (for one or a group of towns), who would be associated with the urban local bodies for the following works :

- **Identification of Govt. Lands within Urban Area for various schemes.**
- **Survey and Super imposition of site on master plan of the land conversion cases / other matters under consideration of the local body.**
- **Preparation of broad layout plans for Residential / Commercial / Institutional schemes.**
- **Identification of unauthorized residential colonies on agricultural & other lands and preparation of their layout for regularization.**
- **Planning of Public utilities and amenities like Parks, Public Toilets, Bus Stand, Bus stops, Parking lots, Convenient Shopping Areas, Kiosks, Homes for Shelterless, Exhibition / Mela Grounds, Schemes for Street Vendors / Informal Sector Shopping like Haat Bazar etc. or any other scheme looking to the local requirement.**
- **Broad Architectural designing of proposed Public Buildings.**
- **Identification of Projects, and preparation of preliminary report.**
- **Other related services that may be required by the urban local body in the town / district e.g. Site Selection, technical advise in routine matters, etc.**
- **Fecilitate in regularization of unauthorized construction under the scheme of State Government.**
- **Technical examination of building plans upto 500 sqm. Area for residential plots and commercial plots as per provisions of building regulations.**

Note:-

Empanelled consultant or consultants can form a consortium also, to work as a "Dedicated Consultant" to provide a wide range of services to the urban local body.

PROFESSIONAL FEE :

The Dedicated consultant can be engaged on Retainership basis with a fixed lump sum consultancy fee on monthly basis against which he will be expected to provide certain services as mentioned in the broad scope of work. Beyond these services in case of award of any category of specific project, fee can be paid on project basis.

The interested consultants can submit their financial offer for "Dedicated Consultant" separately, specifying the district or city for which they would be interested.

Note : No processing fee is required to be paid for dedicated category in case of such consultant who has applied for one or more of other categories for empanelment.

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**PROCEDURE FOR
SUBMISSION OF OFFERS
FOR
RATE CONTRACT
AND
EMPANELMENT
OF
CONSULTANTS**

PROCEDURE FOR SUBMISSION OF OFFERS FOR RATE CONTRACT AND EMPANELMENT OF CONSULTANTS.

1. SUBMISSION OF OFFERS

Offers shall be submitted in two parts i.e. Part-I- Technical Offer & Part-II-Financial Offer. The Consultant can submit their expression of interest for any one or all categories of the consultancy service, subject to fulfillment of prequalification and eligibility criteria for each of the category. The Part-I Technical and Part-II Financial offers shall be submitted in separate sealed envelopes clearly super scribing the category / categories of consultancy services on the envelope. Offers with requisite documents should be sent to the office of **Chief Town Planner, Govt. of Rajasthan, Nagar Niyojan Bhawan, Opp. Birla Mandir, J.L.N.Marg, Jaipur-302 004** latest by 3.00 pm on 11.02.2011.

1.1 Part-I : Technical Offer for Prequalification and eligibility criteria:-

The Consultant is required to submit required documents in support of their fulfillment of Prequalification and eligibility criteria for any one category or all categories of the consultancy service. If the Consultant is applying for more than one category of consultancy service, he can submit separate envelopes containing documents in support of the fulfillment of PQR and eligibility criteria, to be sealed in single envelope only. Technical offer shall be opened on 16.02.2011 at 3.00 pm in presence of the consultants or their representatives, who wish to be present on the day.

1.2 Part-II Financial Offer for professional fee on rate contract basis :

The Consultant is required to submit Financial offer for professional fee on rate contract basis (wherever feasible) for each category of consultancy service in a separate sealed envelope marked as "Part-II - Financial offer". All the sealed envelopes (Part-I- Technical-offer, Part-II-Financial offer) shall be covered in a large single envelope which shall also be sealed and duly super scribed & must be addressed to the Chief Town Planner, Rajasthan.

The Financial offer of those who qualify Technical qualifications (those who fulfills pre-qualification and eligibility criteria) shall be opened on 18.02.2011 at 3.00 pm in office of the Chief Town Planner, Govt. of Rajasthan, Jaipur in the presence of the consultants or their representatives, who wish to be present on the day

1.3 Envelope of Technical offer should also contain the following:

- A) Demand Draft of Scheduled bank of Rs. 15,000/-(Rupees Fifteen thousand only) in favour of **Avas Vikas Limited**, Jaipur as processing fee (Non refundable).
- B) Other documents/papers in support of Pre-Qualification Requirement and eligibility Criteria (PQR) are to be enclosed.

Note : If the Consultant is applying for more than one category of consultancy service, he has to submit Processing fee for each of the category of consultancy service.

1.4 Envelope of Financial Offer should contain the following:

This envelope should contain Rate contract for various services wherever feasible to be quoted by the consultants.

Note :

- The broad scope work has been given in this document. The actual project specific Scope of work & Payment schedule may be modified and decided on mutually agreed terms between consultant and the Local body. The rate contract fees to be paid as decided through this offer ,as rationalized by the Government shall not be changed.
- Wherever rate contract is not feasible according to scope of work, empanelment will be finalized on the basis of technical offer.
- Though no financial offer needs to be submitted for categories – II, VII, VIII, X & XII, however consultants may submit their financial offer if they find it feasible, otherwise it would be decided on case to case basis.

1.5 Sealed Offers in accordance with the TOR must be submitted in the office of Chief Town Planner, Govt. of Rajasthan, Jaipur, by 11.02.2011 at 3:00 pm which is to be received at the following address.

**Chief Town Planner, Govt. of Rajasthan, Nagar Niyojan Bhawan,
Opp. Birla Mandir, J.L.N.Marg, Jaipur-302 004.**

Sd/-
(H.S. Sancheti)
Chief Town Planner
Govt. of Rajasthan
Jaipur

OTHER TERMS & CONDITIONS FOR THE CONSULTANTS :-

- 1 All offers and supporting documents shall be submitted in English or Hindi.
- 2 All costs and charges, related to the offer, shall be expressed in Indian Rupees only and the total cost shall be inclusive of taxes & duties etc.
- 3 The cost and submission of the offer is entirely the responsibility of the consultants, regardless of the conduct or outcome of the tendering process.
- 4 Validity of rates of contract quoted by the consultant must be for Minimum of 3 years. The rates rationalized by the competent authority shall be listed as the eligible rates for carrying out the respective consultancy work. More than one consultant can be assigned the job at the same rate. The Local body shall be free to assign any consultancy service to the empanelled consultants on the rates approved by the State Government without inviting any Financial offer or Tender etc. No earnest money / security deposit shall be charged from the empanelled consultants.
- 5 Urban Development & Local Self Department, Government of Rajasthan reserves the right to reject all or any of the offers without assigning any reason thereof.
- 6 Urban Development & Local Self Department, Government of Rajasthan / Concerned Local body / Urban improvement Trust / Development Authority / other agencies shall be free to award the work on approved rates to any of the empanelled consultant, which it considers suitable.

Sd-

**(H.S. Sancheti)
Chief Town Planner,
Govt. of Rajasthan,
Nagar Niyojan Bhawan,
Opp. Birla Mandir, J.L.N.Marg,
Jaipur-302 004.**

DETAILS OF CONSULTANCY FIRM
(SEPARATE FORM SHALL BE USED FOR EACH CATEGORY)

- I. Category of Consultancy Service :
- II. Name and Address of firm:-
- III. Name of Owner/Director/Proprietor of the Firm
- IV. PAN No. :-
- V. Service tax no. :-
- VI. Phone no. :-.....
- VII. Website/ email ID:-

VIII. Details of Technical Personnel :

Sr No	Name of Technical Personnel	Designation (Proof is to be attached where ever compulsory)	Technical discipline	Qualification	Experience	Registration with any council / Institution / local body etc.

IX. Details of the Work experience :-

Sr No	Name of Project	Name of the Client (Govt./Semi-Govt./ Private)	Estimated Project cost	Status of the Project (completed / under execution / under planning process)	Details/proof of agreement/letter of intent /Work order etc. (copy to be attached)

- XI. Details of Empanelment with Central Govt. / State Govt. / Development Authorities / Local body etc. (proof to be attached) :
- XII. Details of Financial Turn-over of consultancy fee for last financial year/current year

Note:-

- Any individual / Company / Firm / Consortium can apply for empanelment. A panel of consultants shall be prepared for each category, classifying them for different categories, depending upon their past experiences, capacity to handle projects and financial turn over of the consultants.
(Performa of the consortium is attached with this document).
- Consortium shall also be allowed from amongst the empanelled consultants to work as dedicated consultants or to provide consultancy services in a specific project.

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BROAD SCOPE OF WORK, PROFESSIONAL FEE AND PAYMENT SCHEDULE

2. BROAD SCOPE OF WORK, PROFESSIONAL FEE AND PAYMENT SCHEDULE IS AS FOLLOWS FOR EACH CATEGORY OF CONSULTANCY SERVICE:

2.1 CATEGORY-I: ARCHITECTURAL AND ENGINEERING PROJECTS

The consultancy services for Architectural & Engineering designs of any Housing/Institutional/Commercial/Public buildings or any other buildings or, any other infrastructure project in which architectural designing is essential, shall be considered for issuance of work order.

The Consultants shall be responsible for Architectural and Engineering services related to the project.

2.1.1 BROAD SCOPE OF WORK :

The consultants shall provide Architectural and Engineering design services in respect of the following works:

- i) Site evaluation and analysis including identification of existing physiographic and other natural features.
- ii) Preparation of layout and site development plans.
- iii) Architectural designs for the project Flats / Apartments / Houses / Any other building.
- iv) Detailed working drawings of the project.
- v) Structural Engineering design.
- vi) Detailed drawings for sanitary, plumbing, drainage, water supply and sewerage services for the project.
- vii) Detailed electrical network designs.
- viii) Landscape design and development of the site.
- ix) Graphic signages. (Layout plan designs)
- x) Preparation of tender documents on the basis of Basic Schedule of Rates (BSR) applicable for identified area.
- xi) Furnish PERT/CPM bar chart of all the works before commencement of the work at site.
- xii) Provide assistance in finalization of the tenders.
- xiii) Visit the site as and when necessary during execution as per mutually agreed terms.

2.1.2. PROFESSIONAL FEE AND PAYMENT SCHEDULE

The fee may be quoted on the basis of cost of the project. The payment schedule for the services in the scope of work, shall be as per following stages consistent with the work done plus reimbursable expenses as agreed upon. Any past payments made to the Consultants for particular project shall be adjusted against the final amount payable for that project.

2.1.2.1 Payment upto stage-6 shall be made on the Total estimated cost prepared on the basis of BSR in the initial phase and final payment be paid as per the actual project cost on execution including cost of all infrastructure other than land cost

2.1.2.2 Final payment of stage-7 be made upon completion of the project

Stage	Description	Fees Payable
1.	On the date of signing of Agreement.	5% of the total fee payable. (As mobilisation advance)
2.	On submission of preliminary drawings/designs along with the estimates based on area basis and acceptance of the same by the local body.	10% of the total fee payable, less payment already made.
3. (a)	On submission of final architectural drawings.	20% of the total fee payable, less payment already made.
3. (b)	During preparation of basic working drawing and details sufficient for preparing item wise estimate.	25% of the total fee payable, less payment already made.
3. (c)	On submission of all the drawing mentioned in stage 3(a) and (b) above and on acceptance of the same by the local body.	30% of the total fees payable, less payment already made.
4	On submitting detailed specifications, schedule of quantities, detailed design of structure and services and Estimate of costs and draft Tender documents sufficient to invite tender.	50% of the total fees payable, less payment already made.
5	On submission of complete set of drawings and details sufficient for the work to commence at site.	60% of the total fees payable, less payment already made.

6.	During the course of construction of work at site.	90% of the total fees payable, to be paid in installments consistent with the value of work as certified by the local body from time to time.
7.	On completion of the work (to be paid within six months of completion of work)	100% of the total fees payable, less payment already made.

2.2 CATEGORY – II: HERITAGE CONSERVATION PROJECT

Consultancy services for Architectural and Engineering designing for, restoration and conservation of Natural or manmade built heritage / heritage site shall be considered for issuance of work order.

2.2.1 BROAD SCOPE OF WORK

Following major projects have been identified which are to be taken up immediately –

- (i) Revitalisation and Heritage conservation plan for Walled City of Jaipur
- (ii) Revitalisation and Heritage conservation plan for Amber Town.
- (iii) Revitalisation and Heritage conservation plan for Jaisalmer Town.
- (iv) Revitalisation and Heritage conservation plan for Udaipur Town.

Following will be the broad scope of work for above projects :-

- Preparation of inception report containing brief report about the methodology, approach, activity charts etc.
- Study of existing situation i.e. report on infrastructure facilities, sanitation, aesthetics, public utilities and facilities, landscape, traffic and transportation, parking, environmental conditions etc. and proposals to improve existing condition.
- Study of Heritage importance sites / buildings and proposed improvement.
- Identification of suitable funding agency
- Identification of PPP partner, wherever feasible, for implementation of the project with minimum financial / human resources burden on the state Govt. / Urban local body.

- Detailed drawings, restoration / conservation techniques etc.
- Detailed estimates / Tender document / Tender processing etc.
- Supervision of work.

Detailed scope of work shall be decided by the concerned Local body / Implementation Agency depending upon the size and nature of the project.

Other future projects of Heritage Conservation can also be identified by the local body from time to time or the projects may be identified by the consultant & proposal sent to Urban Local Body.

2.2.2 PROFESSIONAL FEE AND PAYMENT SCHEDULE

Fee may be quoted on the basis of cost of the project. Schedule of payment shall be as may be decided on mutually agreed terms between consultant and concerning local body.

2.3 CATEGORY – III: LANDSCAPE PROJECTS

Consultancy services for Architectural, Engineering and Landscape designing of the landscape project shall be considered for issuance of work order.

2.3.1 BROAD SCOPE OF WORK

The Consultant is required to provide services in respect of the following:

- Site appraisal and suitability
- Site planning.
- Landform and grading.
- Surface drainage design and water management.
- Irrigation design.
- Open space design – hard and soft areas.
- Planting design.
- Landscape structures and features.
- Garden Furniture design.
- Illumination design.
- Graphic design and signage.
- Co-ordination of external services.
- Periodic inspection and evaluation of works at site.

2.3.2 SCHEDULE OF SERVICES

The consultant shall, after taking instructions from the Local body, render the following services:

CONCEPT DESIGN

- Carry out site analysis and furnish a site appraisal report with regard to the potential of the site vis-à-vis- activities.
- Prepare drawings and documents to enable the Local body to get done the detailed survey and soil investigation at the site of the project.
- Furnish preliminary scheme for site planning.
- Prepare conceptual landscape design with reference to requirements given and prepare rough estimate of cost on area basis.

PRELIMINARY DESIGN AND DRAWINGS

- Modify the conceptual design incorporating required changes and prepare the preliminary drawings, sketches, etc. for the approval of Local body along with preliminary estimate of cost on area basis.

DRAWINGS FOR CLIENT'S / STATUTORY APPROVALS

- Prepare drawings necessary for statutory approvals and ensure compliance with codes, standards and legislation, as applicable and assist the Local body in obtaining the statutory approvals thereof, if required.

WORKING DRAWINGS AND TENDER DOCUMENT

- Prepare working drawings, specifications and schedule of quantities sufficient to prepare estimate of cost and tender documents including code of practice covering aspects like mode of measurement, method of payments, quality control procedures on materials and works and other conditions of contract.
- Evaluation of tenders; and advice Local body on appointment of contractors.

CONSTRUCTION

- Prepare and issue working drawings and details for proper execution of work during construction.
- Approve samples of various elements and components.
- Check and approve shop drawing submitted by the contractor/ vendors.
- Visit the site of work, at intervals mutually agreed upon, to inspect and evaluate the Construction works and where necessary clarify any decision, offer interpretation of the drawings/ specifications, attend conferences and meetings to ensure that the project proceeds generally in accordance with the conditions of contract and keep the Local body informed and render advice on actions, if required.

PROFESSIONAL FEE AND PAYMENT SCHEDULE

- Fee may be quoted on the basis of cost of the project. Schedule of payment shall be as per Category-1 i.e. Architectural and Engineering Projects or as may be decided on mutually agreed terms between consultant and local body.

2.4 CATEGORY-IV: ENGINEERING DESIGN OF INFRA-STRUCTURE PROJECTS

The Consultancy service for planning and engineering design of infrastructure projects such as Road, Drainage, Sewerage, Water Supply, ROB's/RUB's/Fly overs, and any other infrastructure project involving Engineering designs shall be considered for issuance of work order.

The Consultants shall be responsible for comprehensive Engineering design of the project.

2.4.1 BROAD SCOPE OF WORK :

The consultants shall provide following services in respect of the project :-

1. Preparation of the preliminary concept of the project:-
 - i. Development approach.
 - ii. Physical Survey and Concept layout plan.

- iii. Preparation of final development plans including identification of the land to be acquired (if any), collection of the land revenue record for land acquisition proposals, (with the help of local body). Engineering estimates of the land & other physical features, (if any on the site), taking DLC rates into consideration.
2. Project /Scheme Detailing:-
 - (i) To review all available report and published information about the project.
 - (ii) Environmental Impact assessment including details of natural habitants, involuntary resettlements etc.
 - (iii) Detailed Topographical survey of the project.
 - (iv) Detailed Engineering surveys and Engineering studies of all nature as required for the project design.
 - (v) Soil and material investigation.
 - (vi) Hydrology and drainage details of the project area.
 - (vii) To carry out the detailed Engineering design and preparation of X-section and L-section of project including any other related structures/project components using standard code of practice
 - (viii) Value analysis /Value Engineering and project costing
 - (ix) Traffic control and safety measures details during the work progress.
 - (x) Landscaping and arboriculture details
 - (xi) Quality assurance plan (QAP) for all field studies, and during the work progress.
 3. Preparation of Detailed Cost Estimates and Bid Documentation (if required under scope of work)
 - (i.) Preparation of the detailed Estimate of all major and minor project components
 - (ii.) Preparation of the bidding documents as per the project requirement including preparation of tender

document/ working drawings of the project to execute at site.

4. Services to be provided during the execution of work (if required under scope of work) :-
 - (i) Visit the site of work as and when necessary, subject to minimum one visit per month, to clarify and interpret the drawings and specification that may be necessary and attend conferences and meetings as and when required and to ensure that the scheme proceeds generally in accordance with conditions of contract and furnish a report on observations and recommendation.
 - (ii) Maximum time for completion of project would be as per the requirement of the project.
 - (iii) On completion of the scheme, furnish a report stating therein guidelines for phased construction and instruction for the maintenance of the property including painting, outer finishes, landscaping etc.
 - (iv) Prepare all the drawings required for legal documentation (especially for execution of agreement purpose) and all such drawings required by the local body.
 - (v) Graphic signages
 - (vi) Furnish PERT/CPM bar chart of all the project components before commencing the work.

- Note:**
- a) The Designs of all the items shall be as per ISI/IRC/NBC/Other applicable code.
 - b) All specialized worked shall be got done through professional experts in the respective fields.

2.4.2 PROFESSIONAL FEES AND PAYMENT SCHEDULE

Fee may be quoted on the basis of cost of the project.

The payment schedule shall be as follows or as may be decided on mutually agreed terms between consultant and local body.

For the services in the scope of work, the Consultants shall be paid in the following stages consistent with the work done plus reimbursable expenses as agreed upon. Any part payments made to the Consultants shall be adjusted against the final amount payable.

1. Payment up to stage-5 shall be made on the basis of total estimated cost prepared on the basis of BSR in the initial phase and final payment be paid as per the actual project cost on execution including cost of all infrastructure other than land cost
2. Final payment on stage – 6 be made upon completion of the project

Stage	Description	Fees Payable
1.	On award of the project and signing of agreement	10% of the total fee payable.
2.	On submission of Draft Project /Scheme	20% of the total fee payable
3.	On Submission of Final Project/ Scheme	10% of the total fee payable.
4.	On Submission of Detailed designs / estimates / tender document	10% of the total fee payable
5	On submission of working drawings during the course of execution	40% of the total fees payable, in various installments depending upon the progress of work.
6	On completion of the work (to be paid within six months of completion of work)	10% of the total fees payable.

2.5 CATEGORY-V : MASTER PLANS OF URBAN AREAS / TOWN / VILLAGES

Town/Village Master Plans/City Development Plan/Schemes/New Townships / Layout Plans etc.

Consultancy services for preparation of master plans of Urban Areas / Towns/ Villages including zonal plans, road network plans, sector plans, city development plans, schemes, townships, layout plans of various schemes like Residential, Commercial, Institutional etc. and preparation of Town Planning Schemes shall be considered for issuance of work order under this category.

2.5.1 BROAD SCOPE OF WORK :

The consultant shall provide consultancy services in respect of the following works :-

Urban area planning:-This include preparation /rendering of :-

- a. Perspective plan- Master Plan for Town/Village/New Towns
- b. Sector Plans – Road Network Plans / Zonal Plans etc.
- c. Schemes and Townships Plans, Layout Plans of projects like Residential / Commercial / Industrial / Recreational /any other infrastructure development, development for public and semi public use, up gradation, urban design and beautification of lakes/water bodies/ natural conservation zones etc.
- d. Survey and preparation of layout plans of existing schemes etc.

The details of each activity shall be as per Guidelines issued by Town Planning Department, Govt. of Rajasthan / as per the latest prevailing guidelines effective at the time of issuance of work order / or as per the guidelines issued by the concerning Local body. Detailed scope of work shall be decided as per above.

2.5.2 PROFESSIONAL FEES AND PAYMENT SCHEDULE

Fee may be quoted on the basis of area of the project / town / scheme etc. (on the basis of ITPI rates)

Payment schedule shall be as follows or as per mutually agreed terms between Consultant and Local Body.

S. No.	Stage of Work	Fees payable
1	On the date of signing of agreement	10% of the total fee payable (as mobilisation advance)
2	On submission of preliminary report/Plans	30% of the total fee payable
3	On submission of draft report /plans	20% of the total fee payable
4	on acceptance of final report /plan by CTP or concerned STP/ DTP of Town Planning Deptt./Local body	30% of the total fee payable
5	Final Submission	10% of the total fee payable
	Total	100%

Note: - The task under each stage shall be specified upon the nature of work and should form part of the work order.

2.6 CATEGORY-VI :

(A) PREPARATION OF DPR FOR INFRA- STRUCTURE PROJECTS.

(B) APPRAISAL OF EXISTING DPR'S.

Consultancy services for preparation of the detailed project report of infrastructure projects – Road over Bridges, Flyovers, Elevated Roads, By Passes / Bridges, Slum redevelopment and rehabilitation schemes, Affordable Housing, Drainage, Sewerage, Sewerage treatment plants, water supply projects and any other infrastructure projects etc. would be considered for issuance of work order under this Category. Appraisal of existing DPR's shall also be considered for issuance of work order under this Category.

2.6.1 BROAD SCOPE OF WORK :-

- The detailed project report shall be prepared in accordance with instructions, guidelines and format given by the appropriate funding agency. The content of the report shall also be as per the requirements of funding agency.
- Assistance in submission of DPR to the funding agency including making presentations to get the DPR approved for release of funds.
- Proposal for implementation preferably on PPP model.
- Assistance in execution of the project.
- Appraisal of existing DPR's of the projects already identified shall also be the part of scope of work, however this activity shall be carried out separately by the independent consultant. Appraisal team shall consist of a serving or Retired Professor of any Engineering College in the related branch and one Retired / experienced professional of the field.

2.6.2 PROFESSIONAL FEE AND PAYMENT SCHEDULE :

Fee may be quoted on the basis of cost of the project. Separate fee may be quoted for preparation of DPRs & for appraisal of DPRs.

The Payment schedule shall be as follows or as may be decided on mutually agreed terms between consultant and local body:-

S. No.	Stage	Fee Payable
1.	On award of the project and signing of the Agreement	10% of the total payable as mobilization advance
2.	On submission of preliminary report/ plans	20% of the total fee payable
3.	On Submission of Draft DPR	10% of the total fee payable
4.	On Submission of Final DPR to the funding agency	20% of the total fee payable
5.	On final approval/release of funds from the funding agency and acceptance of the same by the Local body	20% of the total fee payable
6.	During the course of implementation of the project, depending upon the progress at site	20% of the total fee payable

2.7 CATEGORY-VII : PREPARATION OF THEME BASED PROJECTS.

Consultancy services for preparation of Theme based projects like Film City Jaipur (in about 600 acres of land), Entertainment City, Knowledge City, etc. shall be considered for issuance of work order.

2.7.1 BROAD SCOPE OF WORK

- Identification of project and preparation of pre-feasibility study.
- Preparation of conceptual planning of the project.
- Preparation of Bid document for executing proposals on PPP model.
- Assistance to Local Body in promoting / marketing the concept by way of arranging conferences / presentation with the stakeholders including road – shows.
- Invitation of Bids
- Processing and Evaluation of Bids.
- Finalisation of Planning including Architectural, Engineering and Landscape designs.

2.7.2 PROFESSIONAL FEE AND PAYMENT SCHEDULE :

Professional fee may be quoted on the basis of project cost. Payment schedule may be decided on mutually agreed terms between consultants and local body.

2.8 CATEGORY - VIII:

(A) PROJECT MANAGEMENT CONSULTANCY

(B) TRANSACTION ADVISORY

The Consultancy services for all activities for Project Management, Supervision of the contract and Transaction Advisory for the works/projects shall be considered for issuance of work order.

2.8.1 BROAD SCOPE OF WORK :-

This Category is broadly for providing technical manpower to manage / supervise the work / project, however if required - the consultant shall provide following services in respect of the following works related to the project:-

- PLANNING AND COORDINATION
- CONSTRUCTION SUPERVISION
- SITE COORDINATION
- REPORTS
- STAFFING SCHEDULE

PLANNING AND CO-ORDINATION

1. Carrying out the bidding process till finalization of the contract.
2. Planning, scheduling and implementing construction programs to complete the project in time including preparing CPM/PERT Chart.
3. To co-ordinate with the Engineer-in-charge / Architect / Consultant for the necessary drawings.
4. To Study & scrutinize drawings and point out discrepancies if any, as also to ensure incorporation.
5. Documentation of all project related matters, including minutes of different meetings.
6. Preparation of periodical reports relating to time, cost and quality.
7. Ensure that the local body and the Contractor abide by the Conditions of Contract.
8. Planning of budget requirement for every three months.

2.8.2 CONSTRUCTION SUPERVISION

1. Shall physically verify all dimensions of site and ensure that they are as per drawing. Discrepancies shall be notified to the local body immediately. Shall be responsible to maintain the dimension at site as per the drawing.

2.8.3 SITE CO-ORDINATION

1. PMC shall attend periodic site meetings / meetings in local body office and discuss site conditions bottlenecks faced likely hindrances, time overruns, cost overruns any other important matter along with solutions proposed. PMC will be required to submit periodic reports concerning quality standard and progress of the project.
2. To co-ordinate between the local body and Contractors in all matters relating to obtaining construction drawings from Architect and instructions etc.
3. To submit preliminary completion report, defect liability completion report, final job completion report to the local body.
4. Shall check periodically the quantities recorded for various items and keep watch on excess / shortage. PMC shall account for all variations in tender quantities with respect to execution drawings and submit a report. Shall assess impact of excessive quantities on the cost of project and wherever felt necessary by Local body, prepare a Running Summary of Cost for perusal of Local body. PMC shall obtain approval from Local body if the quantities put to tender are likely to exceed by 10% prior to giving permission to contractor to go ahead with the work.
5. Shall co-ordinate with all agencies working at site, liaison with local authorities for proper permissions / commencement certificate / completion certificate, etc.

2.8.5 REPORTS

The consultant will prepare and submit the commencement report with in 15 days of services commencement progress report after every 30 days and final report with in 30 days of completion of the project

2.8.6 STAFFING SCHEDULE

Consultant shall provide the requisite numbers of technical staff including engineer as decided by the Project in-charge of local body. Technically qualified experts from all technical field as required on the project shall be deputed/mobilized by the consultant.

(B) TRANSACTION ADVISORY SERVICES

As transaction advisor the Consultants shall be required to assist the local body in the bid management and in the selection process of developer for various projects etc. He will be required to prepare various bid documents, undertake bidding and continue till selection of the bidder.

2.8.7 PROFESSIONAL FEES AND PAYMENT SCHEDULE

The Professional fee may be quoted separately for each of the two categories i.e. (A) Project management and (B) Transaction Advisory Services on the basis of number / man days of technical manpower or on the basis of the project cost.

1. The consultants may agree to provide the services as referred above and in consideration thereof the local body agrees to pay professional fee as per the rate contract approved by the competent authority after rationalization. The initial 10% of the total fees shall be released to the consultant as mobilization advance payment and thereafter the total fees shall be divided by the numbers of months for which PMC is required, the monthly average shall be released as consultancy fees up to the submission of final report .The total cost of the project shall be the estimated cost calculated on the basis of BSR rates or actual cost of the project which ever is higher.

2.9 CATEGORY-IX: PHYSICAL SURVEY AND DEMARCATION.

The surveying and demarcation work using total station machine/ GPS etc for preparation of Base map, schemes, layout plans, and any other project/ work shall be considered for issuance of work order.

2.9.1 BROAD SCOPE OF WORK :-

The consultant/ surveying Agency shall provide services in respect of the following works :- (as per the requirement of local body)

(i) BASE MAP FOR - MASTER PLANS :-

- Scope of Work for physical Survey & demarcation shall include Total-Station Survey/GPS or GPRS for preparing Base Map and Existing Land Use of any Master plan work and submission of drawing in required scale in compatible Auto Cad Format.

(ii) SECTOR PLANS / SCHEMES / LAYOUT PLANS

- Scope of work for physical survey and demarcation shall include Drawings to be submitted in required scale in compatible Auto Cad Format. Total station survey / GPS or GPRS for preparing sector plans / Schemes / Lay out plans of any area for which detailed planning is required to be done or any existing scheme for which any regularization etc. is to be done.

(iii) SURVEY AND PREPARATION OF UNAUTHORISED COLONIES

- Scope of work for physical survey of unauthorized colonies shall include preparation of layout plans at required scale.
- Survey of unauthorized construction in their regularisation.

2.9.2 PROFESSIONAL PAYMENT SCHEDULE :-

Professionals fee may be based on the area (open/Built up/Semi Built up etc.) to be surveyed/demarcated and payment schedule may be decided as per mutually agreed terms between Consultants & Local body. Indicative rates are provided at Annexure – 1.

2.10 CATEGORY - X: URBAN TRANSPORT PROJECT

Consultancy Services for Preparation of Urban Transportation Projects, OD Surveys, comprehensive mobility plan etc shall be considered for issuance of work order.

2.10.1 BROAD SCOPE OF WORK :-

The Consultant shall undertake Traffic and Transportation Studies in fast growing towns of Rajasthan with population of over five lacs for the purpose of identifying the most suitable city transport system such as Modern Bus System, Tram System etc. Consultant will be required to undertake Traffic Engineering projects for Jaipur, and designing of complete Transportation System for Jodhpur, Kota & Udaipur. He shall also facilitate the execution of the projects on PPP mode.

2.10.2 The Consultant may be required to select/identify private partner as most of the projects will be on P.P.P. basis

2.10.3 The Consultant should be able to provide traffic & transportation solutions for various cities of Rajasthan initially for Jaipur, Jodhpur, Kota & Udaipur in phase – I and for other cities is phase – II. A consultant may be assigned work of one city or more than one city.

2.10.4 PROFESSIONAL FEE AND PAYMENT SCHEDULE :-

Rates may be quoted on the basis of percentage of the project cost item wise for different cities separately if feasible and Payment schedule may be adopted as per Category-III or as per mutually agreed terms between Consultant & Local Body.

2.11 CATEGORY–XI: PREPARATION OF TRAFFIC MANAGEMENT PLANS FOR DIVISIONAL HEAD-QUARTER TOWNS

Consultancy services for preparation of Traffic Management Plans for decongesting Towns including Traffic Engineering, Improvement of Traffic Functions/ Rotaries etc/ Pedestrianisation, Cycle tracks, flow of traffic / Proposals for appropriate solutions for management and regulation of traffic / Parking projects etc in divisional head quarter towns shall be considered for issuance of work order.

2.11.1 BROAD SCOPE OF WORK

- The consultant shall undertake studies of existing traffic scenario in the city to prepare traffic management plan for the purpose of identifying appropriate proposals for improvement of traffic engineering, traffic functions, Rotaries, etc. and identifying important Parking Projects, Road Over Bridges / Under-passes, By passes, Ring Roads etc.
- The consultant shall identify the project and prepare pre-feasibility report.
- The Consultant shall prepare detailed project report, and shall also facilitate the execution on PPP Model.
- The consultant shall help the local body in execution of the project by providing detailed engineering drawings, tender documents etc.

2.11.2 PROFESSIONAL FEE AND PAYMENT SCHEDULE

- Rates may be quoted on the basis of cost of the project and payment schedule may be adopted as per Category-VI or as per mutually agreed terms between consultant and local body.

2.12 CATEGORY - XII: LEGAL SERVICES FOR PREPARATION OF CONTRACTUAL AGREEMENTS IN PPP PROJECTS / OTHER MEGA PROJECTS.

2.12.1 Consultancy services for "Preparation of Contractual / Concessional Agreements in PPP Projects/Other Mega Projects and advice on other relevant legal issues" shall be considered for issuance of work order

2.12.2 BROAD SCOPE OF WORK :-

The Consultant shall provide services for preparation of contractual documents/ concessional agreements between the Local body and Operator under PPP models. The consultant shall have to prepare the agreements in such a manner that possibility of any legal dispute or shortcoming arising in the course of implementation of project is

avoided. In case any such dispute or shortcoming arises, the consultant shall have to assist the local body in resolving the dispute. The consultant shall have to safeguard the interest of the local body.

2.12.3 PROFESSIONAL FEE AND PAYMENT SCHEDULE :-

Professional fee may be quoted on the basis of project cost and payment schedule shall be follows :

S. No.	Stage of work	Fee Payable
1.	on appointment as mobilisation advance	10% of the total fee payable (against bank guarantee)
2.	On submission of Draft concession and any of the Agreement	25% of the total fee payable
3.	On Signing of Agreement between Local body & PPP Operator.	45% of the total fee payable
4.	On Completion of the Project under PPP model.	20% of the total fee payable

2.13 CATEGORY-XII: SURVEY AND PREPARATION OF LAND ACQUISITION PROPOSALS FOR VARIOUS PROJECTS / ROADS / SCHEMES

Consultancy services for Survey and preparation of land acquisition proposals for various projects / schemes / Master Plan Roads / Sector Plan / Roads etc. shall be considered for issuance of work order.

2.13.1 BROAD SCOPE OF WORK :-

The consultant shall provide services in respect of the following works related to the project.

- Physical survey of the area using Total station machine / GPS etc.
- Preparation of Base map using compatible Auto Cad Software and broad planning of the area.
- Collection of Revenue sheets and ownership record of the Project/ Scheme area.
- Digitization and super imposition of Revenue sheets on the Survey / Base Map using GPS etc.

- Identification of the area to be acquired and preparation of land acquisition proposal to be notified under land acquisition Act. (including ground verification)
- Collection of DLC Rates of the area and preparation of engineering estimates including cost of Trees, structures, physical features etc on the basis of prevailing Basic Schedule of Rates of the area for preparation of award of land acquisition.
- Assistance to local body in further proceedings of land acquisition process.

2.13.2 PROFESSIONAL FEE AND PAYMENT SCHEDULE

Professional Fee may be quoted on the basis of area of the land to be surveyed and acquired. (Indicative rates are mentioned at Annexure-1) Broad payment schedule may be as follows or may be as per mutually agreed terms between the consultant and local body.

S. No.	Stage of Work	Fee Payable
1.	On award of the project and signing of agreement	10% of the total fee payable as mobilization advance
2.	On submission of physical survey / Base map of the Project / Scheme and tentative planning	20% of the total fee payable
3.	On Submission of Digitized Revenue Sheets and superimposition on Survey / Base Map	20% of the total fee payable
4.	On Submission of Draft land Acquisition proposal	20% of the total fee payable
5.	On submission of final land acquisition proposal	20% of the total fee payable
6.	On submission of estimates of the land / trees / structures / physical features.	10% of the total fee payable

2.14 CATEGORY – XIII : IDENTIFICATION AND PRE-FEASIBILITY REPORT OF PPP PROJECTS / MEGA PROJECTS

Consultancy services for identification and Pre-feasibility Reports for Public-Private Partnership Projects in various areas like Residential, Commercial, Institutional, Social and Physical infrastructure Projects like

water supply, sewerage, solid waste disposal / management, parking, roads etc. in various towns, Recreational / Cultural Projects etc, would be considered for issuance of work order.

2.14.1 BROAD SCOPE OF WORK

- Identification of suitable Project which could be taken up on PPP Model.
- Identification of suitable site in Consultation with concerning Local body for the proposed PPP project.
- Collection of Land Revenue Record of the proposed land, with the help of the Local body.
- Collection of Base informations regarding the proposed Site / land like Land use, DLC Rates, Physical feature etc.
- Preparation of Pre-feasibility report with implementation strategy on PPP Model like Revenue sharing, BOT etc.
- Preparation of Bid Documents for inviting PPP proposals.
- Processing and evaluation of bids.

Detailed Scope of work shall be worked out-dependending on the Size and nature of the project.

2.14.2 PROFESSIONAL FEE AND PAYMENT SCHEDULE:-

Professional fees is to be quoted on the basis of Projects cost Broad Payment Schedule shall be as follows or may be decided by the Local body on mutually agreed terms.

S. No.	Stage of Work	Fee Payable
1.	Signing of the agreement as mobilization	10% of the fee payable
2.	Submission of Draft Report	20% of the fee payable
3.	Submission of Final report – and acceptance by the Local body	20% of the fee payable
4.	Preparation and Final submission of bid document – for initiating PPP Proposals.	20% of the fee payable
5.	Processing and evaluation of bids received.	20% of the fee payable
6.	Signing of agreement with PPP operator	10% of the fee payable

2.15 CATEGORY – XIV: PREPARATION OF CITY SANITATION PLANS

Consultancy services for preparation of City Sanitation Plans comprising of detailed project/ schemes for Sewerage, Drainage, Solid Waste Disposal and Management, Sewerage treatment plant, etc. shall be considered for issuance of work order.

2.15.1 BROAD SCOPE OF WORK :

City Sanitation Plans shall be prepared as per the guidelines issued by Ministry of Urban Development, Government of India. (The copy of which is available on the website of ministry of Urban Development, Government of India)

The Broad Scope of work may be as follows :-

- Physical Surveying (Contouring and leveling) of the Town / City / Area using Total Station machine.
- Detailed designs of the sewerage and drainage scheme of the Town / City / Area.
- Preparation of detailed plan for Solid Waste disposal and management for the town / city.
- Identification of suitable site for sewerage treatment plant, and solid waste disposal in consultation with concerning local body.
- Preparation of Integrated City Sanitation Plan including detailed estimates for submission of DPR to the Government of India / Financial Agencies etc.
- Submission of "City Sanitation Plan" to Govt. of India / Financial Institution. The consultant shall represent local body before State Government / Government of India or other agencies whose approval is required, and make presentation's as and when required.

2.15.2 PROFESSIONAL FEE AND PAYMENT SCHEDULE.

Professional fee is to be quoted on the basis of cost of the Project.

Broad Payment Schedule shall be as follows or may be decided by the local body on mutually agreed terms.

S. No.	Stage of work	Fee Payable
1.	On award of the project and signing of the agreed	10% of the fee payable as mobilization advance
2.	On Submission of conceptual City Sanitation plan	10% of the fee payable
3.	On submission of Draft City Sanitation plan	20% of the fee payable
4.	On Submission of Final City Sanitation plan	20% of the fee payable
5.	On approval of the project by Govt. of India/ Financial Institution / State Government	20% of the fee payable
6.	On release of funds by Govt. of India / Financial Institution / State Government	20% of the fee payable

2.16 CATEGORY – XVI : GIS MAPPING AND DATABASE

Consultancy services for preparation of GIS Mapping and database of various towns/ slum areas of Rajasthan or any other area identified for the work by the Govt. / Local body shall be considered for issuance of work order.

2.16.1 BROAD SCOPE OF WORK

- The consultant shall provide GIS mapping and database of the Slum Areas of Rajasthan or of the entire town or part of town as per the guidelines, requirements and format given under Rajiv Awas Yojana (RAY) of Govt. of India or as required by state govt. / local body.
- The GIS Mapping and database work of any other areas can also be awarded as per the requirement of the State Government/ Concerning Local body.
- Detailed scope of work shall be worked out depending upon the size and nature of work.

2.16.2 PROFESSIONAL FEE AND PAYMENT SCHEDULE.

- Professional fee is to be quoted on the basis of area to be covered and number of households to be surveyed for preparation of database.

- Payment schedule may be decided as per the mutually agreed terms between consultants and Local body.

2.17 CATEGORY – XVII :

(A) RAIN WATER HARVESTING

(B) WASTE WATER RECYCLING

Consultancy service for promoting the concept and providing technical assistance to general public for construction of Rain water harvesting structures at individual/ community level and providing technical assistance to local body / private developers for construction of waste water Recycling plants (City / Area / Township / Scheme wise) shall be considered for issuance of work order.

2.17.1 BROAD SCOPE OF WORK :-

Construction of Rain Water Harvesting Structure on any plot measuring more than 300 Sq mts and construction of sewerage treatment plant / waste water Recycling plant in all township schemes have been made mandatory provision as per Building regulation and Rajasthan Township Policy – 2010. (Penal provision have been made for violation of rule)

Consultant shall provide services in respect of the following works related to the project:-

(A) Rain Water Harvesting

- Identifying areas / schemes / townships / Group Housing / individual dwelling units etc. which are not having Rain Water harvesting structures. (City / Town/zone wise)
- Promoting and motivating plot / property holders to construct Rain water Harvesting structures including issuance of notice to individual plot holders / societies/Vikas samities/Builders/ developers on behalf of concerning local body.
- Providing Technical assistance / advice to individual plot holders.
- Help in construction of Rain Water harvesting structures.
- Promotional campaigns to create public awareness about the programme.

(B) Waste Water Recycling

- Identifying areas / schemes / townships / group housing etc where waste water Recycling Plants can be established.
- Providing technical assistance to the local body / Group Housing Societies / Resident Welfare Association etc. for construction, operation and maintenance of waste water Recycling Plants.
- Identifying suitable schemes of funding through loans / Grant / Subsidy from any Government / Semi Government organization / Financial institutions (National or International / NGO's etc and facilitating arranging funds to implement the project.

2.17.2 PROFESSIONAL FEE AND PAYMENT SCHEDULE

RAIN WATER HARVESTING

- Fee may be quoted as a lump sum for each of the rainwater harvesting structures to be developed on residential buildings / commercial buildings depending upon the size of the plot and area to be covered. Cost shall be recovered from the individual plot holders. Separate rates can be indicated for community rain water harvesting structures.

WASTE WATER RECYCLING PLANT

- Fee may be quoted on the basis of cost of the project. Payment schedule may be decided on mutually agreed terms between the consultant and Local body.

2.18 DEDICATED CONSULTANTS (DISTRICT / CITY WISE)

Dedicated consultants shall be engaged out of within the panel of empanelled consultants, who shall be associated with the specific Urban local bodies, as per the choice given by the empanelled consultant for one or more towns as mentioned in Annexure – 3.

2.18.1 BROAD SCOPE OF WORK :-

Two categories of services would be required to be provided by the consultant to the concerned local body/bodies –

Category-A Services against retainership payment against lump sum fixed fee on a monthly basis.

Category-B Services for which payment would be made on case to case basis based on the work actually done by the consultant (payment based on rates in the Annexures)

- **Identification of Govt. Lands within Urban Area for various schemes.**
- **Survey and Super imposition of site on master plan of the land conversion cases / other matters under consideration of the local body.**
- **Preparation of broad layout plans for Residential / Commercial / Institutional schemes.**
- **Identification of unauthorized residential colonies on agricultural and other lands and preparation of their layout for regularization.**
- **Planning of Public utilities and amenities like Parks, Public Toilets, Bus Stand, Bus stops, Parking lots, Convenient Shopping Areas, Kiosks, Homes for Shelterless, Exhibition / Mela Grounds, Schemes for Street Vendors / Informal Sector Shopping like Haat Bazar etc. or any other scheme looking to the local requirement.**
- **Broad Architectural designing of proposed Public Buildings.**
- **Identification of Projects, and preparation of preliminary report.**
- **Rain Water Harvesting Structures.**
- **Other related services that may be required by the urban local body in the town / district e.g. Site Selection, technical advise in routine matters, etc.**
- **Fecilitate in regularization of unauthorized construction under the scheme of State Government.**
- **Technical examination of building plans upto 500 sqm. Area for residential and commercial plots and**

submission of proposals to local body as per provisions of prevailing building regulations.

Professional fee and payment schedule –

Category-A :

Following services shall be provided on fixed lump sum monthly retainership basis:-

- **Identification of Govt. Lands within Urban Area for various schemes.**
- **Preparation of broad layout plans for Residential / Commercial / Institutional schemes.**
- **Planning of Public utilities and amenities like Parks, Public Toilets, Bus Stand, Bus stops, Parking lots, Convenient Shopping Areas, Kiosks, Homes for Shelterless, Exhibition / Mela Grounds, Schemes for Street Vendors / Informal Sector Shopping like Haat Bazar etc. or any other scheme looking to the local requirement.**
- **Identification of Projects, and preparation of preliminary report.**
- **Other related services that may be required by the urban local body in the town / district e.g. Site Selection, technical advise in routine matters, etc.**
- **Rain Water Harvesting Structures.**

Note : Payment of fixed retainership would be made out of Rajasthan Urban Development Fund (RUDF)

Category-B

Following services shall be provided on area / per file basis (Payment as per rate quoted in financial offer) :-

- **Survey and Super imposition of site on master plan of the land conversion cases / other matters under consideration of the local body.**
- **Identification of unauthorized residential colonies on agricultural and other land and preparation of their layout plans for regularization.**
- **Broad Architectural designing of proposed Public Buildings.**
- **Facilitate in regularization of unauthorized construction under the scheme of State Government.**
- **Technical examination of building plans upto 500 sqm. Area for residential and commercial plots and submission of proposals to local body as per provisions of prevailing building regulations.**

Note : Payment of the fee for the above services would be made by concerned local body on a case to case basis. The fees paid to consultant may be recovered by the local body from the concerned beneficiary applicant.

Beyond the services as mentioned above in case of award of any category of specific project fee shall be paid on project basis by local body as decided by the State Government.

Note:-

1. Empanelled consultant or consultants can form a consortium also, to work as a "Dedicated Consultant" to provide a wide range of services to the concerned urban local body. Following facilities shall be provided free of cost, to the dedicated consultant by the concerned Urban local body -

- **Furnished Office space – maximum of two rooms**
- **Water / Electricity**
- **Use of photocopier, fax, telephone facilities available in the office of local body.**
- **Minimum stationery items as decided by local body.**
- **Atleast one computer with copier.**

2. Dedicated consultant shall have to establish a local office with minimum of following core staff -

- **Urban planner / Architect (Degree / Diploma holder)**
- **Civil Engineer (Degree / Diploma holder)**
- **Supporting personnel (AutoCAD / Computer Operator)**

- **Department of Urban Development and Local Self Government would organize an orientation workshops for the dedicated consultants at Jaipur and other Town so as to prepare them for handling the work assigned to them.**

The consultant shall have to engage additional personnel as and when required to complete the task within given time schedule.

PROCESSING OF BIDS

3.0 PROCESSING OF BIDS:-

3.1 BIDS SCRUTINY COMMITTEE :-

The Technical bids shall be opened and scrutinized as per PQR & Eligibility criteria by the committee constituting of the following :-

1	Chief Town planner, Rajasthan	Convener
2	Director (Projects), Jaipur Development Authority	Member
3	Sr. Acctt. Officer, Town Planning Deptt.	Member
4	Additional Project Director, RUIDP	Member
5	Additional Director, Directorate of Local Bodies	Member
6	Senior Town Planner, (Projects), Office of Chief Town Planner or any other officer appointed by the Government	Member Secretary
7	Any other expert may be co-opted based on requirement.	

The Bids scrutiny Committee shall scrutinize the bids proposals, and list of the technically qualified consultant shall be displayed on the notice board of office of Chief Town Planner Rajasthan, Jaipur before opening of the financial bids. The rates so received in the financial bids for various categories of the consultancy shall be rationalized by the committee and committee shall submit its recommendation for short listing and finalization of the empanelment of the consultant as well as rationalized rates for various categories to the State Government. The Urban Development and Local Self Department, on the recommendation of the Committee will take an appropriate view for selection of the Consultants and finalization of Rate Contract for each category of the consultancy services.

Note:- The State Government shall have the discretion to co-opt more members, to change the composition of the Committee, to review any decision taken related to empanelment of consultant, to empanel any fresh consultant at any time depending upon his technical expertise and also to terminate the empanelment of any consultant.

GENERAL CONDITIONS (FOR ALL CATEGORIES OF CONSULTANCY SERVICES)

4.0 GENERAL CONDITIONS (FOR ALL CATEGORIES OF CONSULTANCY SERVICES) WHEREVER APPLICABLE.

1 The Empanelled Consultant shall be required to submit hard copies & soft drawings / estimates as per details below:-

- | | | |
|---|--|--|
| 1 | For preliminary planning/ design seeking comments & Approval | 6 Hard Copies (one colored and one B/W) s &
1 Soft Copy |
| 2 | Approved Drawings | 6 Hard Copies Colored&
1 Soft copy |
| 3 | Preliminary estimate | 6 Hard (B/W)/ 1 Soft Copy |
| 4 | Detailed Estimate | 6 Hard Copies B/W&
1 Soft Copy |
| 5 | BOQ/ Specification of each work | 6 Hard Copies B/W &
1 Soft Copy |
| 6 | Tender Documents | 6 Hard copies B/W |

However, if additional copies are required, actual cost of printing of payment shall be made, which in no case will be more than Rs. 1000/- per copy

4.1 FACTORS EFFECTING PAYMENT TO THE CONSULTANTS

1. The payment made to the Consultants during various stages would be on account payment and will get adjusted in the final payment.
2. Progressive payment at all stages of mode of payments may be made to the consultants in any of the above stages based on the quantum of work done in the stage as may be mutually agreed to by the parties.
3. The local body reserves the right to make deduction from the professional fee of the consultants on account of penalty.
4. In case only part of the Scheme is continued (before actual commencement of work at site) then the consultancy fee would be paid up to the stage for which drawings have been received and approved by the Competent Authority and if the scheme is discontinued after the commencement of work at site then the consultancy fee would be paid upto 50% of the total fee payable as at this stage as all the preliminary drawings, working drawings, structural and services drawings, estimates and tender documents etc. have been prepared and received by the local body. Further payment shall be released to the consultant in consistent to the value of work done at site
5. During execution of work the Consultant or his associate may be required to make at least one or two site visits in a month for which actual TA/DA equivalent to IInd AC fare or AC vehicle as agreed by the local body will be paid separately to him. The frequency of such visits, depending on the site requirement, may vary from project to project.
6. The Consultant shall be obliged to notify any discrepancy noticed by it or any modification if it finds appropriate to improve the functionality of the building / scheme. The Consultant is also required to issue such improvement / modification free of cost.
7. The Consultant may be required to make minor changes in the plan, and other details, if needed during the execution of the works without any additional fee. If any additional work is required during the validity of contract, the consultant shall have to provide drawings for such work on mutually agreed rates.
8. Soil Investigation and third party checking of the design shall be carried out by the local body at their own expenses and parameters required for structural design of the building shall be provided by the local body to the consultant.

4.2 EXECUTION OF THE ASSIGNMENT (FOR DESIGN AND ENGINEERING PROJECTS)

1. All the stages of work shall be completed by the Consultants and the necessary approval given by the local body according to the time schedule mutually agreed upon. The work throughout the stipulated period of contract will be carried out with diligence, time being essence of the contract.
2. In the event of consultants firm closing its business the local body shall have the power to employ any other agency to complete the work after payment has been made to the consultant upto the stage of service completed.
3. The Local Body shall have the right and authority to terminate the agreement on giving 30 days notice, in the event of the failure on the part of consultants to complete their work or the consultants committing a breach of any one or more of the terms and conditions of the agreement to the satisfaction of the Local Body.
4. The consultants shall prepare drawings, designs, outline specifications and estimates of costs on cubic measurements or on areas basis on schedule of rates of the executing agency plus tender percentage and/or ISI specifications as per requirements. In the absence of rate in the aforesaid schedule rates, the same shall be arrived at by actual analysis.
5. The consultants shall advice on the time and progress chart prepared by the contractors and/or construction Management Consultants for the completion of the work, if required.
6. The consultants shall assume full responsibility for the design and specifications for terms described in the scope of work, the Local Body will have full access to the details of the calculations and the structural designs for the purpose of scrutiny. The structural engineers of the consultants will render all possible help for the above scrutiny.
7. On completion of the work, the consultants will prepare and submit "As Built drawings" of the project indicating all the minor adjustments done on site, and submit to the Local Body with two sets of hard and soft copy. These are legal documents and hence the consultants shall be held responsible for any discrepancy in these drawings from site conditions.

8. The consultants shall advise the Local Body regarding the work under execution during their visits to the site and submit reports on their observations. The Local Body shall consider the necessity of such additional work/extra items with reference to the drawings and specifications and additional cost involved. The responsibility for implementation of this advice shall be of the Local Body.
9. Any deviation from the approved drawing or specification that may be observed by the Consultant shall be given in writing by them to the Local body who shall issue necessary instructions to the executing agencies.
10. The Consultants shall make necessary revisions as may be required by the Local Body in the drawings and other documents submitted by them.
11. No change shall be made in the approved drawings and specification at site without the consent of the Local Body.
12. The drawings, specifications, reports, documents and other instruments of service are the property of the consultants whether the scheme for which they are made is to be executed or not. They are not to be used for any other scheme except with the written consent of the consultants.
13. The Local body shall have the liberty to postpone or not to execute the work and the consultants shall not be entitled to any compensation or damage for such postponement or non execution of the work except the fees which are payable to the consultants up to the stage of services then completed.
14. The consultant will not proceed with the work stipulated in any stage without the written consent of the Local Body.
15. The executive control of the work as far as this work is concerned, shall be with the following steering Committee headed by Principal Secretary, UDH & LSG, other members are :-
 - a. Secretary, LSG
 - b. Chief Town Planner
 - c. Director, Local Bodies
 - d. Deputy Secretary-I, UDH
 - e. Chief General manager -AVL
16. The consultants shall ensure that the contractor is furnished with drawing or drawings and plan or plans at the time or times

appointed and specified in the contract to be made between the Local Body and the contractor. If the consultants fail to furnish drawings or plans to the contractor accordingly the consultants shall pay to Local Body compensation for any loss or damage arising from such neglect, failure or omission, particularly to meet with the claim or demand if any, presented by the contractor against the Local Body for loss or damage suffered in consequence of the delayed supply of drawings to the contractor.

17. The Consultants shall guarantee their designs, specifications, and other related technical information and these should be complete, accurate, adequate and workable. The burden of proof that the designs, specifications and other related technical information are complete, accurate, adequate and workable shall rest with the consultants.

4.3 AGREEMENT WITH THE CONSULTANT

At the time of issuance of the work order the local body shall execute a n agreement with the consultant on Non judicial stamp paper of Rs 5000/-, the terms and condition shall be as mentioned in this bid document and any other specific condition can also be laid down by the steering committee or the respective local body as per there need and project specific requirements. A Model Agreement shall be provided by the Department of Urban Development and Local Self Government, Government of Rajasthan.

4.4 SETTLEMENTS OF DISPUTE

All difference and disputes arising out of the agreement between the local body and the Consultants regarding the execution, payment, interpretation or any such connected and related matter to the execution of the Scheme shall be settled by the Principal Secretary to the Government, Department of Urban Development, Housing and Local Self Government whose decision shall be final and abided by both the parties.

4.5 JURISDICTION

All the disputes arising with regard to the agreement between the local body and the Consultants will be deemed to have arisen at Jaipur and will

be subject to the jurisdiction of the courts situated at Jaipur only for which both the parties agree specifically, well knowingly and consciously.

4.6 DENYING FURTHER ASSIGNMENT TO THE CONSULTANTS

If a Consultant who has been assigned work by the local body does not act in conformity with the practices and ethics of the profession, he may not be assigned any further work by the local body thereafter.

PRE-QUALIFICATION REQUIREMENT AND ELIGIBILITY CRITERIA

PRE-QUALIFICATION CRITERIA AND ELIGIBILITY CRITERIA: -

Note :

- The following are only the minimum PQR and eligibility criteria. A panel of consultants will be formed classifying them for different categories of projects depending upon their past experiences, capacity to handle projects, availability of technical manpower and financial turnover of consultancy fee etc.
- Any Public Sector Undertaking of Government of India / State Government etc. and Govt. Engineering Colleges would be directly eligible for any specified category of consultancy without any pre-requisite PQR or eligibility criteria.
- All consultants already registered with State Government / AVL / JDA / RHB / RUIFDCO & other govt. agencies may also apply. In case they do not fulfill any of the pre qualification criteria their selection could be considered after assessing their competency for a particular category or assignment.

(I) ARCHITECTURE AND ENGINEERING PROJECTS:

- Any individual or in case of company/firm/consortium, One of the Directors/ Partners/ Employees of the Company/ Firm/ consortium should be a qualified Architect, registered with council of Architecture, India, and should have atleast 2 year of professional experience in the field.
- The individual / Company / Firm / Consortium should have experience of Architectural and Engineering designing of at least one Group Housing Project (Public or Private) or Any other Public Building during last 2 years.
- The Individual / Company / Firm / Consortium should have structural Engineer / Civil Engineer, Plumbing / Sanitation / water supply experts, Electrical Engineer, Mechanical Engineer, HVAC expert on its payroll or on Panel or should be able to hire these services as and when required to look after various Engineering aspects of the Project.
- The Individual / Company / Firm / Consortium should have technical personnel on its payroll to help prepare and execute the project within given time schedule or should be able to hire the personnel as and when required.

(II) HERITAGE CONSERVATION PROJECT:

- Any individual or in case of company/firm consortium one of the Directors / Partners / Employees of the Company / Firm should be a qualified Architect registered with Council of Architecture India with Post Graduate

Qualification/Specialization in heritage conservation and should have at least 2 years of experience of Heritage Conservation projects.

- The individual/Company/Firm/Consortium should have expertise in implementation of Heritage Restoration and Conservation techniques and should have experience of at least one such work of a declared Heritage Buildings /Site or Buildings of Archaeological importance.
- The individual /company/Firm/Consortium should have technical personnel on its payroll help to execute the Heritage Restoration and Conservation project or should be able to hire the personnel as and when required.

(III) LANDSCAPE PROJECTS:

- Any individual or in case of Company / Firm / Consortium, one of the Directors / Partners / Employees of the company/firm should be a qualified Architect Registered with council of Architecture India with Post Graduation Qualification/specialization in Landscape Architecture.
- The individual / Company / Firm Consortium should have suitable skill and expertise in implementing landscape projects alongwith knowledge of Horticulture and Plantation of Trees, arboriculture etc.
- The Individual / Company / Firm consortium should have experience of implementing at least one landscape Architecture Project in last two years.
- The Individual/Company/Firm Consortium should have Technical Personnel on its payroll to help execute any landscape project within given time schedule or should be able to hire as and when required.

(IV) ENGINEERING DESIGN FOR INFRASTRUCTURE PROJECTS:

- Any individual or in case of Company / Firm / Consortium, one of the Directors / Partners / Employees of the company / firm / consortium should be a qualified Civil Engineer with specialization in related field of Engineering Designs for Infrastructure Projects and should have at least 2 years of experience in the Planning and Engineering designing of any one of the Infrastructure projects (Public or Private) such as Roads, Drainage, Sewerage, Water Supply, ROB's / RUB's / Flyovers/or any other infrastructure project involving Engineering Designs.
- The Individual/Company/Firm consortium should have Technical Personnel on its payroll to help execute the project within given time schedule or should be able to hire as and when required.

(V) MASTER PLANS OF URBAN AREAS/TOWNS/VILLAGES :

- Any individual or in case of company / firm / consortium, one of the Directors/Partners/Employees of the company / firm / consortium should be a qualified Architect/Civil Engineer with post graduate Qualification in City Planning/Urban and Regional Planning, or a qualified Urban Planner.
- The Individual/ Company / Firm / consortium should have experience of preparation of Draft Master Plan of atleast 2 towns having existing population of 25,000 persons. (in case of empanelment for preparation of master plans of cities)

or

The Individual/ Company / Firm / consortium should have experience of preparation of preparation of Township planning/layout plan of Residential or any other schemes with minimum area of 2.0 Ha (Single project).

- The Individual/Company/Firm consortium should have Technical Personnel on its payroll to help execute the project within given time schedule or should be able to hire as and when required.

Note:- Any Individual/ Company / Firm / consortium, already empanelled with any local body/Development Authority/AVL/UIT's for the work of preparation of master plans and having satisfactory performance shall be directly eligible without any eligibility criteria, they only need to submit application form as given in TOR along with copy of effective empanelment and processing fees

(VI) PREPARATION OF DPR FOR INFRASTRUCTURE PROJECTS :

- Any individual or in case of company/firm consortium, one of the Directors/Partners/Employees of the company / firm / consortium should be a qualified Architect/Civil Engineer/Urban Planner and should have atleast 2 years of experience(Public or Private) in preparation of project report for infrastructure projects like Sewerage, Drainage, Roads, Affordable Housing, Water Supply, Any township project etc., as per the approved guidelines / format of local body/development authority / UIT's / GOI / Financial Institutions/GOR.
- The Individual/Company/Firm / Consortium should have experience of at least 2 project reports of costing Rs. 25.00 cr. of any infrastructure project under any scheme which are completed and approved either by GOI/any other Financial Institution/Any local body/Development Authority/ AVL / GOR etc.

- The Individual/Company/Firm / Consortium should have updated knowledge, database, and informations regarding Govt. of India Schemes like JnNURM, UIDSSMT, BSUP, IHSDP, ISHUP etc. or any other schemes of Financial / Appraisal Institutions like BMTPC, HUDCO, NCRPB, ADB, KFW, CDIA etc. from which loan/grant/subsidy etc., can be obtained by submitting DPRs.
- The Individual/Company/Firm/ Consortium should have Technical personnels on its payroll to help prepare and execute the project within given time schedule or should be able to hire the personnel as and when required.

(VII) PREPARATION OF THEME BASED PROJECTS:

- Any individual or in case of company/firm/ consortium, one of the Directors / Partners / Employees of the company / firm / consortium should be a qualified Architect/Civil Engineer with post graduate Qualification in City Planning/Urban Design/Urban Planning registered with council of Architecture/Institute of Engineers, India/Institute of Town Planners, India and should have at least 5 years of experience in the field.
- The Individual/Company/Firm/ Consortium should have experience of preparation of at least one Theme Based Project like Film City / Sport City / Knowledge City/IT City/ Any other such projects preferably on PPP model in last 5 years.
- The Individual/Company/Firm/Consortium should have Technical Personnel on its payroll to help prepare and execute the project within given time schedule or should be able to hire as and when required.

(VIII) PROJECT MANAGEMENT CONSULTANCY / TRANSACTION ADVISORY FOR PPP PROJECTS :

- Any individual or in case of company/firm/Consortium, one of the Directors/Partners/Employees of the Company/Firm/Consortium should be a qualified Architect/Civil Engineer with post graduate Qualification in any Civil Engineering branch /Specialization in Project supervision /Construction management and should have at least 2 years of experience in the field(Public or private).
- The Individual/Company/Firm/Consortium should have experience of management of at least one project (Public or private) in the field of Urban Development/ Infrastructure development in terms of its bid process

management or its implementation with a project cost of minimum Rs. 10.00 cr.

- The Individual/Company/Firm/Consortium should have Technical Personnel on its payroll to execute the project.

(IX) PHYSICAL SURVEY AND DEMARCATION WORK :

- Any Individual/Company/Firm/Consortium eligible for other categories shall be eligible for this category also.

or

- Any individual or in case of company/firm/consortium, one of the Directors/Partners/Employees of the company / firm / consortium should be a qualified Civil Engineer (Degree or Diploma)/Surveyor and should have at least 2 years of experience in the field.

or

- The Individual/Company/Firm/Consortium should have experience of carrying out physical survey and Demarcation work for at least one Master Plans/ Sector Plans/Schemes/Layout Plans/ Townships/ Roads/ Sewerage/ Drainage/ Water supply etc. project, including contouring and leveling using Total station machine or GPS/GPRS etc.
- The Individual/Company/Firm/Consortium should have Technical Personnel on its payroll alongwith required equipments etc. to carry out the survey project or should be able to hire as and when required.

(X) URBAN TRANSPORT PROJECTS (MRTS) :

- The company/firm/consortium should have one of the Directors / Partners / Employees of the company / firm / consortium should be a qualified Architect / Civil Engineer / Urban Planner/Transport Planner with post graduate qualification / specialization in Transportation Planning and should have at least 2 years of experience in the field of Urban Transportation Projects.
- The Company/Firm/Consortium should have Technical Personnel on its payroll to help prepare and execute the project with in given time schedule or should be able to hire as and when required.
- The Individual/Company/Firm/Consortium should have experience of preparing at least one Urban Transport Project for a Town /City preferably on PPP model in last 5 years in any city of India or outside.

(XI) PREPARATION OF TRAFFIC MANAGEMENT PLANS FOR DIVISIONAL HEAD QUARTER TOWNS:

- Any individual or in case of company/firm/consortium, one of the Directors/Partners/Employees of the company/ firm/ consortium should be a qualified Architect/ Civil Engineer/Urban Planner/Transport Planner with post graduate qualification/ specialization in Transportation Planning and should have at least 2 years of experience in the field of Urban Transport Projects.
- The Individual/Company/Firm/Consortium should have experience of preparing and executing at least one traffic management plan/traffic engineering/traffic junctions improvement plans etc. of any city in India.
- The Individual/Company/Firm/Consortium should have Technical Personnel on its payroll to help prepare and execute the project with in given time schedule or should be able to hire as and when required.

(XII) LEGAL SERVICES FOR PREPARATION OF CONTRACTUAL DOCUMENTS ETC. IN PPP PROJECTS :

- Any individual or in case of company/firm/consortium, one of the directors / partner / employees should be a qualified lawyer with specialization in preparation of contractual documents / agreements in PPP projects.
- The individual/company/firm/consortium should have experience of preparing atleast one contractual document / agreement in PPP model.
- The individual/company/firm/consortium should have annual turnover of Rs. 25 lacs in any of the last three financial years.

(XIII) SURVEY AND PREPARATION OF LAND ACQUISITION PROPOSAL FOR VARIOUS PROJECTS/ROADS/SCHEMES :

- Any individual / company/firm/consortium eligible for category no. V, VI & IX shall be eligible for this category also.
- The individual/company/firm/consortium should have technical/skill personal on its pay-roll to help prepare land acquisition proposal or should be able to hire as and when required.

(XIV) IDENTIFICATION AND PRE-FEASIBILITY REPORTS OF PPP PROJECTS IN VARIOUS TOWNS :

- Any individual or in case of company/firm/consortium, eligible for other categories except item no. (ix), (xii), (xvi) and (xvii) shall be eligible in this category also.

- The Individual/Company/Firm/Consortium should have experience of preparing pre-feasibility report of at least one project on PPP model based on which project has been conceptualized for further preparation of DPR by the competent authority.

(XV) PREPARATION OF CITY SANITATION PLANS :

- Any individual or in case of company/firm/consortium, eligible for item no. (i), (iv), (v), (vi) and (viii) shall be eligible in this category also.

or

- Any individual or in case of company/firm/consortium, one of the Directors/Partners/Employees should be a qualified Architect/Civil Engineer / Urban Planner with at least 2 years of experience in preparation of Sewerage, Drainage, Solid Waste Disposal and Management Project in any City of India or outside.
- The Individual/Company/Firm/Consortium should have Technical Personnel on its payroll to help prepare and execute the project or should be able to hire as and when required.

(XVI) GIS MAPPING AND DATE BASE :

- Any individual or in case of company/firm one of the Directors/Partners/Employees of the Company/Firm should be a qualified Architect or Civil Engineer or Urban Planner with specialization in GIS, and should have at least 01 year of experience in GIS mapping and Database.
- The individual/company/firm should have skill and expertise of handling GIS & other related softwares used in mapping and creation of database and should have experience of handling of at least one project in GIS & database(Master plan or Sector plan etc) in urban sector in last two years.
- The individual/company/firm should have technical personnel on its payroll to execute any GIS mapping and database project within given time schedule or should be able to hire as and when required.

(XVII)RAIN WATER HARVESTING AND WASTE WATER RECYCLING:

- Any individual or in case of company/firm/consortium, eligible for any of the categories from S. No. (I) to (XV) shall also be eligible for rain water harvesting projects.
- As regard PPP project of waste water recycling, the individual consultant should have some experience or should have successfully undertaken a

similar project. In case of firm or company or consortium at least one of the Directors or Partners should have experience of undertaken such a project.

- The individual / Company / Firm / Consortium should have technical personnel on its payroll to help prepare and execute the project within given time schedule or should be able to hire as and when required.

Note:- Any individual / Company / Firm / Consortium , already empanelled with any local body/development authority/trust for water harvesting project and having satisfactory performance shall be directly eligible irrespective of the eligibility criteria. They only need to submit application form as given in TOR along with copy of effective empanelment and processing fees.

FINANCIAL OFFER

Financial Offer

CATEGORY-I :- CONSULTANCY SERVICES FOR ARCHITECTURAL AND ENGINEERING PROJECTS

Sl. No	Items	Rate in percentage of total project cost
	A- Complete assignment	
1.	Consultancy Services for complete Architectural and Engineering Designing of the project – concept planning, preliminary drawings. All working drawings, structural designing and other services tender documents visit to the site as and when required etc., as per broad scope of work.	
2	B-Partial Assignments	
	Projects in which preliminary drawings, tender documents and BOQ have been prepared by local body. Services for detailed working drawings, structural design, design of external and internal development along with visit to the site as and when required during the progress of the work, as per broad scope of work. (The detailed scope of work shall be as given by the local body specific to the project requirement)	

Note: The rates quoted above does not guarantee any work order, and at the time of finalization of the rates, the rates quoted above could be rationalized by the competent authority which will be acceptable to me/us. It is further accepted that local body would be free to issue work order to any firm empanelled with Govt. of Rajasthan. I/We shall have no objection to the decision and selection of any empanelled consultant for work order as finalized by the local body.

(Signature of Authorised Signatory)

Seal of Firm:

Financial Offer

CATEGORY-II:- CONSULTANCY SERVICES FOR HERITAGE CONSERVATION PROJECTS.

Sl. No	Items	Rate in percentage of total project cost
	A- Complete assignment	
1.	Consultancy Services for complete Designing of the project – concept planning, preliminary drawings. All working drawings, structural designing and other services tender documents visit to the site as and when required etc., as per broad scope of work.	
2	B-Partial Assignments	
	Projects in which preliminary drawings, tender documents and BOQ have been prepared by local body. Services for detailed working drawings, structural design, design of external and internal development along with visit to the site as and when required during the progress of the work, as per broad scope of work. (The detailed scope of work shall be as given by the local body specific to the project requirement)	

Note: The rates quoted above does not guarantee any work order, and at the time of finalization of the rates, the rates quoted above could be rationalized by the competent authority which will be acceptable to me/us. It is further accepted that local body would be free to issue work order to any firm empanelled with Govt. of Rajasthan. I/We shall have no objection to the decision and selection of any empanelled consultant for work order as finalized by the local body.

(Signature of Authorised Signatory)

Seal of Firm:

Financial Offer

CATEGORY-III :- CONSULTANCY SERVICES FOR LANDSCAPE PROJECTS.

Sl. No	Items	Rate in percentage of total project cost
	A- Complete assignment	
1.	Consultancy Services for complete Designing of the project – concept planning, preliminary drawings. All working drawings, structural designing and other services tender documents visit to the site as and when required etc., as per broad scope of work.	
2	B-Partial Assignments	
	Projects in which preliminary drawings, tender documents and BOQ have been prepared by local body. Services for detailed working drawings, structural design, design of external and internal development along with visit to the site as and when required during the progress of the work, as per broad scope of work. (The detailed scope of work shall be as given by the local body specific to the project requirement)	

Note: The rates quoted above does not guarantee any work order, and at the time of finalization of the rates, the rates quoted above could be rationalized by the competent authority which will be acceptable to me/us. It is further accepted that local body would be free to issue work order to any firm empanelled with Govt. of Rajasthan. I/We shall have no objection to the decision and selection of any empanelled consultant for work order as finalized by the local body.

(Signature of Authorised Signatory)

Seal of Firm:

Financial Offer

CATEGORY-IV:- CONSULTANCY SERVICES FOR ENGINEERING DESIGN OF INFRASTRUCTURE PROJECTS.

Sl. No	Items	Rate in percentage of total project cost
	A- Complete assignment	
1.	Consultancy Services for complete Engineering Designing of the project – concept planning, preliminary drawings. All working drawings, structural designing and other services tender documents visit to the site as and when required etc., as per broad scope of work.	

Note: The rates quoted above does not guarantee any work order, and at the time of finalization of the rates, the rates quoted above could be rationalized by the competent authority which will be acceptable to me/us. It is further accepted that local body would be free to issue work order to any firm empanelled with Govt. of Rajasthan. I/We shall have no objection to the decision and selection of any empanelled consultant for work order as finalized by the local body.

(Signature of Authorised Signatory)
Seal of Firm:

Financial Offer

CATEGORY-V:- CONSULTANCY SERVICES FOR MASTER PLANS OF URBAN AREAS/TOWNS/VILLAGES

Sl. No	Items	Remark
1.	Consultancy Services for all nature of Urban / Rural / Regional planning projects / Master Plan / Sector Plan, as per broad scope of work. (the detailed scope of work given by the local body specific to the project requirement)	Rates should be as per ITPI guidelines

Note: The rates quoted above does not guarantee any work order, and at the time of finalization of the rates, the rates quoted above could be rationalized by the competent authority which will be acceptable to me/us. It is further accepted that local body would be free to issue work order to any firm empanelled with Govt. of Rajasthan. I/We shall have no objection to the decision and selection of any empanelled consultant for work order as finalized by the local body.

(Signature of Authorised Signatory)

Seal of Firm:

Financial Offer

CATEGORY-VI:- CONSULTANCY SERVICES FOR PREPARATION OF DPR FOR INFRASTRUCTURE PROJECTS LIKE SEWERAGE, DRAINAGE, ROADS, HOUSING, WATER SUPPLY ETC.

Sl. No	Items	Rate in percentage of total project cost*
1.	Consultancy services to prepare the detailed project report including complete drawings, designs, estimates, tender documents, working details etc. for the project, as per broad scope of work for Infrastructure Projects.	

* Rates can be quoted separately for different infrastructure projects like, sewerage, drainage, roads, water supply etc.

Note: The rates quoted above does not guarantee any work order, and at the time of finalization of the rates, the rates quoted above could be rationalized by the competent authority which will be acceptable to me/us. It is further accepted that local body would be free to issue work order to any firm empanelled with Govt. of Rajasthan. I/We shall have no objection to the decision and selection of any empanelled consultant for work order as finalized by the local body.

(Signature of Authorised Signatory)

Seal of Firm:

Financial Offer

CATEGORY-VII:- CONSULTANCY SERVICES FOR PREPARATION OF THEME BASED PROJECTS / SCHEMES LIKE FILM CITY, SPORTS CITY ETC.

Sl. No	Items	Rate in percentage of total project cost
1.	To provide the complete consultancy services in preparation of theme based project, as per broad scope of work.	Rates can vary from project to project – need not necessarily be quoted at this stage.

Note: The rates quoted above does not guarantee any work order, and at the time of finalization of the rates, the rates quoted above could be rationalized by the competent authority which will be acceptable to me/us. It is further accepted that local body would be free to issue work order to any firm empanelled with Govt. of Rajasthan. I/We shall have no objection to the decision and selection of any empanelled consultant for work order as finalized by the local body.

(Signature of Authorised Signatory)

Seal of Firm:

Financial Offer

CATEGORY-VIII:- CONSULTANCY SERVICES FOR PROJECT MANAGEMENT CONSULTANCY FOR PPP PROJECTS.

Sl. No	Items	Rate in percentage of total project cost
1.	To provide project management consultancy, the consultancy service mainly include the services of Planning and Co-ordination, Construction Supervision, Quality Control, Site co-ordination and submission of commencement, progress and final report etc., as per broad scope of work.	
2	To provide Transaction Advisory Services.	

Note: The rates quoted above does not guarantee any work order, and at the time of finalization of the rates, the rates quoted above could be rationalized by the competent authority which will be acceptable to me/us. It is further accepted that local body would be free to issue work order to any firm empanelled with Govt. of Rajasthan. I/We shall have no objection to the decision and selection of any empanelled consultant for work order as finalized by the local body.

(Signature of Authorised Signatory)

Seal of Firm:

Financial Offer

CATEGORY-IX:- CONSULTANCY SERVICES FOR PHYSICAL SURVEY & DEMARCATION WORK.

Sl. No	Items	Rate per Hectare
1.	To conduct topographical survey:-	
	A- Using Total station survey instrument	
	a) Open area (less than 10% area is built up)	
	b) semi Built up area (10-50 % area is built up)	
	c) Built up area (>50% area is built up)	
	B- Using GPS survey instrument	
	a) Open area (less than 10% area is built up)	
	b) semi Built up area (10-50 % area is built up)	
	c) Built up area (>50% area is built up)	

Refer indicative rates mentioned in Annexure – 1.

Note: The rates quoted above does not guarantee any work order, and at the time of finalization of the rates, the rates quoted above could be rationalized by the competent authority which will be acceptable to me/us. It is further accepted that local body would be free to issue work order to any firm empanelled with Govt. of Rajasthan. I/We shall have no objection to the decision and selection of any empanelled consultant for work order as finalized by the local body.

(Signature of Authorised Signatory)

Seal of Firm:

Financial Offer

CATEGORY-X:- CONSULTANCY SERVICES FOR URBAN TRANSPORT PROJECTS (MRTS).

Sl. No	Items	Rate in percentage of total project cost
1.	To provide complete consultancy for preparation of Urban Transport Project. The consultancy service mainly include the services of Planning for urban transportation project in select towns of Rajasthan, as per broad scope of work.	

Note: The rates quoted above does not guarantee any work order, and at the time of finalization of the rates, the rates quoted above could be rationalized by the competent authority which will be acceptable to me/us. It is further accepted that local body would be free to issue work order to any firm empanelled with Govt. of Rajasthan. I/We shall have no objection to the decision and selection of any empanelled consultant for work order as finalized by the local body.

(Signature of Authorised Signatory)

Seal of Firm:

Financial Offer

CATEGORY-XI:- CONSULTANCY SERVICES FOR PREPARATION OF TRAFFIC MANAGEMENT PLANS FOR DIVISIONAL HEAD QUARTER TOWNS.

Sl. No	Items	Rate in percentage of total project cost
1.	To provide complete consultancy services in preparation of traffic management plans, as per broad scope of work.	

Note: The rates quoted above does not guarantee any work order, and at the time of finalization of the rates, the rates quoted above could be rationalized by the competent authority which will be acceptable to me/us. It is further accepted that local body would be free to issue work order to any firm empanelled with Govt. of Rajasthan. I/We shall have no objection to the decision and selection of any empanelled consultant for work order as finalized by the local body.

(Signature of Authorised Signatory)

Seal of Firm:

Financial Offer

CATEGORY-XII:- CONSULTANCY SERVICES FOR LEGAL SERVICES FOR PREPARATION OF CONTRACTUAL DOCUMENTS ETC. IN PPP PROJECTS.

Sl. No	Items	Rate in percentage of total project cost
1.	To provide the complete consultancy services of legal services for preparation of contractual agreements in PPP projects/other mega projects, as per broad scope of work.	

Note: The rates quoted above does not guarantee any work order, and at the time of finalization of the rates, the rates quoted above could be rationalized by the competent authority which will be acceptable to me/us. It is further accepted that local body would be free to issue work order to any firm empanelled with Govt. of Rajasthan. I/We shall have no objection to the decision and selection of any empanelled consultant for work order as finalized by the local body.

(Signature of Authorised Signatory)

Seal of Firm:

Financial Offer

CATEGORY-XIII:- CONSULTANCY SERVICES FOR SURVEY AND PREPARATION OF LAND ACQUISITION PROPOSAL FOR VARIOUS PROJECTS/ROADS/SCHEMES.

Sl. No	Items	Rate area per Hectare
1.	To provide complete consultancy services in survey and preparation of land acquisition, as per broad scope of work.	

Refer indicative rates mentioned in Annexure – 1.

Note: The rates quoted above does not guarantee any work order, and at the time of finalization of the rates, the rates quoted above could be rationalized by the competent authority which will be acceptable to me/us. It is further accepted that local body would be free to issue work order to any firm empanelled with Govt. of Rajasthan. I/We shall have no objection to the decision and selection of any empanelled consultant for work order as finalized by the local body.

(Signature of Authorised Signatory)

Seal of Firm:

Financial Offer

CATEGORY-XIV:- CONSULTANCY SERVICES FOR IDENTIFICATION AND PRE - FEASIBILITY REPORTS OF PPP PROJECTS IN VARIOUS TOWNS.

Sl. No	Items	Rate in percentage of total project cost
1.	To provide complete consultancy services for identification and pre - feasibility reports of PPP projects in various towns, as per broad scope of work.	

Note: The rates quoted above does not guarantee any work order, and at the time of finalization of the rates, the rates quoted above could be rationalized by the competent authority which will be acceptable to me/us. It is further accepted that local body would be free to issue work order to any firm empanelled with Govt. of Rajasthan. I/We shall have no objection to the decision and selection of any empanelled consultant for work order as finalized by the local body.

(Signature of Authorised Signatory)

Seal of Firm:

Financial Offer

CATEGORY-XV:- CONSULTANCY SERVICES FOR PREPARATION OF CITY SANITATION PLANS.

Sl. No	Items	Rate in percentage of total project cost
1.	To provide complete consultancy services for survey and preparation of city sanitation plans, as per broad scope of work.	

Note: The rates quoted above does not guarantee any work order, and at the time of finalization of the rates, the rates quoted above could be rationalized by the competent authority which will be acceptable to me/us. It is further accepted that local body would be free to issue work order to any firm empanelled with Govt. of Rajasthan. I/We shall have no objection to the decision and selection of any empanelled consultant for work order as finalized by the local body.

(Signature of Authorised Signatory)

Seal of Firm:

Financial Offer

CATEGORY-XVI:- CONSULTANCY SERVICES FOR GIS MAPPING & DATABASE.

Sl. No	Items	Rate per Hectare
1	To provide complete consultancy services of GIS mapping and Database of Slum Areas / other identified Areas along with Digital map on GIS and compatible AUTOCAD Software, as per broad scope of work. (As per guidelines of Govt. of India)	
2	Preparation of diversion plan from any other use such as forest, river, Nalla ,low lying lands, master plan /sector plan road or any other use on which no construction is permissible.	
		Rate per house hold
3	Bio-Metric identity capture House hold survey of slum area as per the prevailing format of GOI	
4	Entry of data from slum survey ,data verification and cleaning, compilation and collection ,including all cost of hardwares and software as per the requirement of GOI guidelines, as per broad scope of work.	

Refer Rajiv Avas Yojna guidelines as available on the website of Urban Development Department, Government of India.

Note: The rates quoted above does not guarantee any work order, and at the time of finalization of the rates, the rates quoted above could be rationalized by the competent authority which will be acceptable to me/us. It is further accepted that local body would be free to issue work order to any firm empanelled with Govt. of Rajasthan. I/We shall have no objection to the decision and selection of any empanelled consultant for work order as finalized by the local body.

(Signature of Authorised Signatory)

Seal of Firm:

Financial Offer

CATEGORY-XVII: CONSULTANCY SERVICES FOR RAIN WATER HARVESTING & WASTE WATER RECYCLING.

Sl. No	Items	Rate
1.	To provide complete consultancy services for rain water harvesting project, as per broad scope of work.	(Per building unit)
2.	To provide complete consultancy services for waste water recycling project, as per broad scope of work.	(In percentage of total project cost)

Note: The rates quoted above does not guarantee any work order, and at the time of finalization of the rates, the rates quoted above could be rationalized by the competent authority which will be acceptable to me/us. It is further accepted that local body would be free to issue work order to any firm empanelled with Govt. of Rajasthan. I/We shall have no objection to the decision and selection of any empanelled consultant for work order as finalized by the local body.

(Signature of Authorised Signatory)

Seal of Firm:

Financial Offer

DEDICATED CONSULTANTS (DISTRICT / CITY WISE)

Sl. No	Items	Rate (per month)	Remark
1.	Services to be provided as "Dedicated consultants (works as listed in the Broad scope of work) Category 'A' services against retainership fee		
		Rate (per file / case basis)	
	Category 'B' services on case of case basis		

(Signature of Authorised Signatory)

Seal of Firm:

Annexure - 1

Indicative Rates for Survey Work

S.No.	Particulars	Unit	Rates
1.	Topographical survey by using Total station Equipment with a view of preparing Site plan by closing Travers specially Road Survey (contour not required) of Following Different areas Including outlines of civil structures & main physical features Such as Park, Tree, Road, Canal, Culvert, Govt. Building, Power line. Drain, Water Supply Pipe Line, H.P. Electric Poles Telephone Pole, Boundary walls, true north as required and all complete. Taking plinth levels at all important structure by using / auto level with reference to BM. Including all modifications as per Direction of Engg. in Charge submission of four sets of print along with C.D. All above detail including level on a 1:500 scale on A-4 or A-2 Sheet. All the Drawings shall is prepared in digitized format through executable Auto-cad software on Compact Dices.		
	(i) Open Area :		
	(a) Up to 2 hect.	Per hect.	3,500/-
	(b) 2 to 5 hect. (For area in excess of 2.0 hect.)	Per hect.	2,500/-
	(c) Above 5 hect. (For area in excess of 5.0 hect.)	Per hect.	1,000/-
	(ii) Built-up Area :		
	(a) Up to 2 hect.	Per hect.	5,000/-
	(b) 2 to 5 hect. (For area in excess of 2.0 hect.)	Per hect.	3,500/-
	(c) Above 5 hect. (For area in excess of 5.0 hect.)	Per hect.	1,500/-
	(iii) Katchi Baste Area :		
	(a) Up to 2 hect.	Per hect.	8,500/-
	(b) 2 to 5 hect. (For area in excess of 2.0 hect.)	Per hect.	7,500/-
	(c) Above 5 hect. (For area in excess of 5.0 hect.)	Per hect.	2,500/-
	(iv) Chauraha / Tiraha :	Per hect.	12,500/-
2.	Topographical Survey along with preparation of Contour Plan with Total Station equipment by taking levels at a spacing of 5Mx5M or less in two mutually orthogonal directions. Keeping variation in levels within 0.25m of the sites and plotting contour at 0.25m intervals. Including outlines of civil structures & main physical structures such as Park, Tree, Road, Canal, Culvert, Govt. Building, Power line, Drain, Water Supply Pipe Line, H.P. Electric Poles, Telephone Pole, Boundary Walls and True North as required and all complete. Also works		

S.No.	Particulars	Unit	Rates
	including taking plinth levels at all important structures by using auto level with reference to B.M. Submission of all survey work data's executed at computer in Auto-cad and Auto Plotter Software. Along with C.D. all details including level on a 1:500 scale on A-1 or A-2 sheet. All the Drawing shall be prepared in digitized format through executable.		
	Auto-cad Software on Compact Discs		
	(a) Up to 2 hect.	Per hect.	4,000/-
	(b) 2 to 5 hect. (For area in excess of 2.0 hect.)	Per hect.	3,500/-
	(c) Above 5 hect. (For area in excess of 5.0 hect.)	Per hect.	1,250/-
3.	Topography survey by using total station equipment of proposed of exist ion roads to draw lection taking levels at 30mt. spacing and draw cross-section at every 30mt by taking levels at a spacing of 1.0 mtr. On both side of road in a width of 100 mtr. or as required giving offsets distances from center line of road at every 100mt along the route and at every point of change in directions from some permanent objects with bearing. Including taking outlines of civil structure and main physical structures such as Park, Tree, Road, Canal, Govt. Building, Power line, drain, water supply pipe line, elect. poles, tele pole, boundary walls, and true north as required and all complete. As per the direction of the engineer in charges taking plinth levels at all important structure by using auto level with reference to BM as per the direction of the Engineer-inCharge including providing one draft copy and incorporation of the suggestions/observation given on draft copy. L-section of road on a vertical scale of 1 cm = 1 mt. and horizontal is 1 cm = 30 mt. on A-2 size sheet with a space of minimum 3 rows below L-section and standard title blocks. Plan of road survey in scale of 1 cm = 5 mt. on A-2 size sheet.		
	(A) Road	Per hect.	3,000/-
	(B) Nala	Per hect.	4,000/-
4.	Topography survey by using total station equipment with a view to Superimpose Revenue Khasra Maps.		
(a)	Including survey of all revenue civil structures and physical features such as village, gadar, culvert, wall, pond, bowari, nallah, road & other state time structures etc.	Per hect.	200/-

S.No.	Particulars	Unit	Rates
(b)	It includes Marking of different types of revenue land in diff. colures according LRO such as Govt. land, Sawai Chak, Private Land, Forest etc. submission of four sets of print on a 1:40 scale on A-1 sheet along with C.D. All the drawing shall be prepared in digitized drawing with Auto-Cad software.	Per hect.	200/-
5.	Leveling of proposed road taking initial levels and final levels after earth work including earth work quantity calculation by Auto Plotter Software and draw L-section & X-section of proposed road. All the drawings shall be prepaid in digitized format executable Auto-CAD software. Submission of four sets along with C.D.		
	(A) Road	Per hect.	7,000/-
	(B) Open Area / Park :		
	(a) Up to 1 hect.	Per hect.	7,000/-
	(b) Above 1 hect. (For area in excess of 1.0 hect.)	Per hect.	7,000/-
6.	Providing and fixing of TBM on stone pillar of size 100x900mm stone fixed within Pits of 450x450x60mm deep a and well supported with compacted cement concrete (1:2:4) the exposed faces of the stone pillars shall be painted with enamel paint suitable paint of suitable color and the TBMS and is levels shall be clearly identified with paint where ever required all complete as per directions of engineer-in-charge.	Per hect.	650/-
7.	Demarcation (Lay-out) by using total station equipment stack out method with X.Y.Z. Coordinates of developing concepts such as proposed road/boundary wall/proposed colony Lay-out road center line and both side (according department engg./grid pillars/plot pillars etc. on the ground using wooden pegs rate to include erection of wooden pegs, all materials such as lime, string. Labors etc. helping civil supervisor appointed in marking center point. Coordinates and levels on grid pillars reference to pre-established permanent B.M. indicating the pillars are representing survey.		
	(A) Open Area :		
	(i) Up to 2 hect.	Per hect.	5,000/-
	(ii) 2 to 5 hect. (For area in excess of 2.0 hect.)	Per hect.	4,000/-
	(iii) Above 5 hect. (For area in excess of 5.0 hect.)	Per hect.	1,500/-
	(B) Roads / Boundary wall :		

S.No.	Particulars	Unit	Rates
	(i) Up to 1 Km.	Per hect.	10,000/-
	(ii) Above 1 km (for length in excess of 1.0 km.)	Per hect.	7,500/-
8.	Tariff of Plotting :		
	Plotting Services on Plotter Device : A4 size to A0 size		
(i)	A0 size (1190 mm x 841 mm) Colour print.	Per hect.	650/-
(ii)	A0 size (1190 mm x 841 mm) Black & White	Per hect.	400/-
(iii)	A0 size (1190 mm x 841 mm) Tracing paper	Per hect.	600/-
(i)	A1 size (841 mm x 595 mm) Colour print	Per hect.	500/-
(ii)	A1 size (841 mm x 595 mm) Black & White	Per hect.	400/-
(iii)	A1 size (841 mm x 595 mm) Tracing paper	Per hect.	500/-
(i)	A2 size (595 mm x 421 mm) Colour print	Per hect.	250/-
(ii)	A2 size (595 mm x 421 mm) Black & White	Per hect.	200/-
(iii)	A2 size (595 mm x 421 mm) Tracing paper	Per hect.	250/-
(i)	A3 size (421 mm x 297 mm) Colour Print	Per hect.	150/-
(ii)	A3 size (421 mm x 297 mm) Black & White	Per hect.	100/-
(iii)	A3 size (421 mm x 297 mm) Tracing paper	Per hect.	150/-
9.	Tariff of Photo-copy		
	Photo-copy Service : A4 size to A0 size		
(i)	A0 size (1190 mm x 841 mm) Colour	Per hect.	300/-
(ii)	A0 size (1190 mm x 841 mm) Black & White	Per hect.	200/-
(i)	A1 size (841 mm x 595 mm) Colour	Per hect.	140/-
(ii)	A1 size (841 mm x 595 mm) Black & White	Per hect.	57/-
(i)	A2 size (595 mm x 421 mm) Colour	Per hect.	85/-
(ii)	A2 size (595 mm x 421 mm) Black & White	Per hect.	30/-
(i)	A3 size (421 mm x 297 mm) Colour	Per hect.	35/-
(ii)	A3 size (421 mm x 297 mm) Black & White	Per hect.	2.50/-
(i)	A4 size Colour	Each	18/-
(ii)	A4 size Black & White	Each	1.00
		(All Tax's Extra)	

Annexure – 2

**FORMAT FOR MEMORANDUM OF UNDERSTANDING (MOU) AMONG
PARTNERS OF CONSORTIUM COMPANIES**

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

This Memorandum of Understanding (MOU) entered into this ____ day of _____ 2010 at _____ between _____ (hereinafter referred as” _____”) and having its registered office at _____, India **Party of the First Part**

And

_____ (hereinafter referred as” _____”) and having registered office at _____, India **Party of the Second Part**

And

_____ (hereinafter referred as” _____”) and having registered office at _____, India **Party of the Third Part**

And

_____ (hereinafter referred as” _____”) and having registered office at _____, India **Party of the Fourth Part**

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

WHEREAS Government of Rajasthan has invited Expression of Interest for the empanelment of Consultants

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

(Terms to be explained clearly)

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

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

First Party

Second Party

Third Party

Fourth Party

Company seal & stamp

Witness:

LIST OF TOWNS

Annexure – 3

LIST OF TOWNS AND THEIR CATEGORY

S.No.	Name of District	Name of Towns	Population	Category of Municipal Town (as per population)
1	AJMER	Ajmer	490520	I
2		Beawar	125981	I
3		Nasirabad	49130	III
4		Kekri	34135	III
5		Sarwar	16202	IV
6		Pushkar	14791	IV
7		Kishangarh	116222	I
8	ALWAR	Alwar	266203	I
9		Rajgarh	51640	II
10		Bhiwadi	33877	III
11		Khairthal	32005	III
12		Behror	22856	III
13		Tijara	19921	IV
14		Kherli	15506	IV
15	BANSWARA	Banswara	87308	II
16		Kushalgarh	10108	IV
17	BARAN	Baran	78665	II
18		Antah	26784	III
19		Chhabra	22796	III
20		Mangrol	21842	III
21	BARMER	Barmer	83591	II
22		Balotra	61813	II
23	BHARATPUR	Bharatpur	205235	I
24		Deeg	40859	III
25		Bayana	33716	III
26		Kaman	30793	III
27		Nadbai	21649	III
28		Nagar	21350	III
29		Kumher	20296	III
30		Bhusawar	17723	IV
31		Weir	17339	IV
32	BHILWARA	Bhilwara	280128	I
33		Shahpura	28174	III
34		Gulabpura	24362	III

S.No.	Name of District	Name of Towns	Population	Category of Municipal Town (as per population)
35		Mandalgarh	20169	III
36		Jahazpur	18815	IV
37		Gangapur	17073	IV
38		Asind	14123	IV
39	BIKANER	Bikaner	529690	I
40		Nokha	49688	III
41		Deshnoke	15658	IV
42	BUNDI	Bundi	88871	II
43		Lakheri	32183	III
44		Keshoraipatan	21163	III
45		Nainwa	15174	IV
46		Indergarh		V
47		Kaprain	17784	IV
48	CHITTORGARH	Chittaurgarh	96219	II
49		Nimbahera	53327	II
50		Rawatbhata	34690	III
51		Begun	19335	IV
52		Kapasan	18663	IV
53		Bari Sadri	15004	IV
54	CHURU	Churu	101874	I
55		Sujargarh	83846	II
56		Sardarshahar	81394	II
57		Ratargarh	63486	II
58		Dungargarh	45020	III
59		Bidasar	30107	III
60		Taranagar	27066	III
61		Rajgarh	25009	III
62		Rajaldesar	22836	III
63		Chhapar	17909	IV
64		Ratannagar	11018	IV
65	DAUSA	Dausa	61601	II
66		Lalsot	28249	III
67		Bandikui	16295	IV
68	DHAULPUR	Dhaulpur	97795	II
69		Bari	50474	II
70		Rajakhera	28349	III

S.No.	Name of District	Name of Towns	Population	Category of Municipal Town (as per population)
71	DUNGARPUR	Dungarpur	43108	III
72		Sagwara	31127	III
73	HANUMANGARH	Hanumangarh	129556	I
74		Nohar	42309	III
75		Bahdra	35141	III
76		Sangaria	34537	III
77		Pilibanga	33608	III
78		Rawatsar	28387	III
79	JAIPUR	Jaipur	2322575	I
80		Chomu	50708	II
81		Kotputli	40164	III
82		Chaksu	29113	III
83		Shahpura	28174	III
84		Kishangarh Renwal	27565	III
85		Sambhar	22293	III
86		Bagru	22092	III
87		Phulera	21643	III
88		Viratnagar	17243	IV
89		Jobner	10498	IV
90	JAISALMER	Jaisalmer	57537	II
91		Pokaran	18857	IV
92	JALORE	Jalore	44830	III
93		Bhinmal	39280	III
94		San chore	25884	III
95	JHALAWAR	Jhalawar	48054	III
96		Bhawani Mandi	35695	III
97		Jhalarapatan	30103	III
98		Aklera	18172	IV
99		Pirawa	11185	IV
100	JHUNJHUNU	Jhunjhunu	100485	I
101		Nawalgarh	56491	II
102		Pilani	40590	III
103		Chirawa	37227	III
104		Udaipurwati	27843	III
105		Bissau	21133	III
106		Mandawa	20830	III

S.No.	Name of District	Name of Towns	Population	Category of Municipal Town (as per population)
107		Surajgarh	18865	IV
108		Mukandgarh	17792	IV
109		Baggar	14658	IV
110	JODHPUR	Jodhpur	860818	I
111		Phalodi	44868	III
112		Bilara	38661	III
113		Pipar City	32735	III
114	KARALI	Karauli	66239	II
115		Hindaun	84861	II
116		Todabhim	20845	III
117	KOTA	Kota	703150	I
118		Ramganj Mandi	30973	III
119		Kaithoon	20373	III
120		Sangod	18649	IV
121	NAGPUR	Mundwa	16017	IV
122		Parbatsar	13821	IV
123		Nagaur	93915	II
124		Makrana	91853	II
125		Ladnu	57070	II
126		Kuchaman City	50587	II
127		Didwana	44675	III
128		Merta City	40252	III
129		Kuchera	19521	IV
130		Nawa	18230	IV
131	PALI	Pali	187641	I
132		Sojat	38883	III
133		Sumerpur	31482	III
134		Sadri	24413	III
135		Falna	21024	III
136		Jaitaran	19328	IV
137		Bali	18201	IV
138		Takhatgarh	15809	IV
139		Rani	12392	IV
140	PRATAPGARH	Pratapgarh	35422	III
141		Chhoti Sadri	16609	IV
142	RAJSAMAND	Rajsamand	55687	II

S.No.	Name of District	Name of Towns	Population	Category of Municipal Town (as per population)
143		Nathdwara	37026	III
144		Amet	16672	IV
145		Deogarh	16505	IV
146	SAWAI MADHOPUR	Sawai Madhopur	101997	I
147		Gangapur City	105396	I
148	SIKAR	Sikar	185925	I
149		Fatehpur	78462	II
150		Lachhmangarh	47345	III
151		Neem-ka-Thana	29548	III
152		Sri Madhopur	28492	III
153		Ramgarh	28458	III
154		Khandela	26015	III
155		Losal	25361	II
156		Reengus	22932	III
157	SIROHI	Abu Road	47640	III
158		Sirohi	35544	III
159		Sheoganj	24789	III
160		Mount Abu	22152	III
161		Pindwara	20765	III
162	SRIGANGANAGAR	Ganganagar	222858	I
163		Suratgarh	58119	II
164		Raisinghnagar	27736	III
165		Vijainagar	27695	III
166		Sadulshahar	22326	III
167		Karanpur	20694	III
168		Vijainagar	17873	IV
169		Kesrisinghpur	13155	IV
170		Gajsinghpur	9630	V
171		Anupgarh	29565	III
172		Padampur	16956	IV
173	TONK	Tonk	135789	I
174		Niwai	31365	III
175		Malpura	27360	III
176		Todaraisingh	21217	III
177		Deoli	20026	III
178		Uniara	10834	IV

S.No.	Name of District	Name of Towns	Population	Category of Municipal Town (as per population)
179	UDAIPUR	Udaipur	389438	I
180		Fatehnagar	19648	IV
181		Bhinder	16363	IV
182		Salumbar	15878	IV
183		Kanor	12618	IV

Annexure – 4

TENTATIVE GROUPING OF TOWNS FOR DEDICATED CONSULTANTS*

Group. No.	Name of District	Head Quarter	Name of Towns
1	AJMER	Kishangarh	Beawar
			Nasirabad
			Kekri
			Sarwar
			Pushkar
2	ALWAR	Rajgarh	Kishangarh
			Rajgarh
			Kherli
3	BANSWARA	Banswara	Tijara
			Khairthal
			Banswara
4	BARAN	Baran	Kushalgarh
			Baran
			Antah
5	BARMER	Barmer	Chhabra
			Mangrol
			Barmer
6	BHARATPUR	Bharatpur	Balotra
			Bharatpur
			Deeg
			Bayana
			Kaman
			Nadbai
			Nagar
7	BHILWARA	Gulabpura	Kumher
			Bhusawar
			Weir
			Shahpura
			Gulabpura
8	BIKANER	Nokha	Mandalgarh
			Jahazpur
			Gangapur
			Asind
			Nokha
			Deshnoke

Group. No.	Name of District	Head Quarter	Name of Towns
9	BUNDI	Bundi	Bundi
			Lakheri
			Keshoraipatan
			Nainwa
			Indergarh
10	CHITTORGARH	Chittorgarh	Kaprain
			Chittorgarh
			Nimbahera
			Begun
			Kapasan
11	CHURU	Churu	Bari Sadri
			Churu
			Sujangarh
			Sardarshahar
			Ratangarh
			Dungargarh
			Bidasar
			Rajgarh
			Taranagar
			Rajgarh
			Rajaldesar
12	DAUSA	Dausa	Chhapar
			Ratannagar
			Dausa
			Lalsot
13	DHOLPUR	Dholpur	Bandikui
			Dholpur
			Bari
14	DUNGARPUR	Dungarpur	Rajakhera
			Dungarpur
15	HANUMANGARH	Hanumangarh	Sagwara
			Hanumangarh
			Nohar
			Bhadra
			Sangaria
16	JAIPUR	Shahpura	Pilibanga
			Rawatsar
			Shahpura
			Viratnagar

Group. No.	Name of District	Head Quarter	Name of Towns
		Kotputli	Kotputli
			Behror (Alwar)
		Phulera	Phulera
			Sambhar
			Jobner
			Kishangarh Renwal
17	JAISALMER	Jaisalmer	Jaisalmer
			Pokaran
18	JALORE	Jalore	Jalore
			Bhinmal
			Sanchore
19	JHALAWAR	Jhalawar	Jhalawar
			Bhawani Mandi
			Jhalarapatan
			Aklera
			Pirawa
20	JHUNJHUNU	Jhunjhunu	Jhunjhunu
			Nawalgarh
			Pilani
			Chirawa
			Udaipurwati
			Bissau
			Mandawa
			Surajgarh
			Mukandgarh
			Baggar
21	JODHPUR	Jodhpur	Phalodi
			Bilara
			Pipar City
22	KARALI	Karauli	Karauli
			Hindaun
			Todabhim
23	KOTA	Kota	Ramganj Mandi
			Kaithoon
			Sangod
24	NAGAUR	Nagaur	Nagaur
			Parbatsar
			Mundwa

Group. No.	Name of District	Head Quarter	Name of Towns
			Makrana
			Ladnu
			Kuchaman City
			Didwana
			Merta City
			Kuchera
			Nawa
25	PALI	Pali	Pali
			Sojat
			Sumerpur
			Sadri
			Falna
			Jaitaran
			Bali
			Takhatgarh
			Rani
26	PRATAPGARH	Pratapgarh	Pratapgarh
			Chhoti Sadri
27	RAJSAMAND	Rajsamand	Rajsamand
			Nathdwara
			Amet
			Deogarh
28	SAWAI MADHOPUR	Sawai Madhopur	Sawai Madhopur
			Gangapur City
29	SIKAR	Sikar	Sikar
			Fatehpur
			Lachhmangarh
			Neem-ka-Thana
			Sri Madhopur
			Ramgarh
			Khandela
			Losal
			Reengus
30	SIROHI	Sirohi	Sirohi
			Abu Road
			Sheoganj
			Pindwara
31	SRIGANGANAGAR	Sriganganagar	Sriganganagar

Group. No.	Name of District	Head Quarter	Name of Towns
			Suratgarh
			Raisinghnagar
			Vijainagar
			Sadulshahar
			Karanpur
			Vijainagar
			Kesrisinghpur
			Gajsinghpur
			Anupgarh
			Padampur
32	TONK	Tonk	Tonk
			Niwai
			Malpura
			Todaraisingh
			Deoli
			Uniara
33	UDAIPUR	Udaipur	Fatehnagar
			Bhinder
			Salumbar
			Kanor

* **Note : Head Quarter of dedicated consultant is subject to change by the State Govt. depending on the requirements of urban local body**

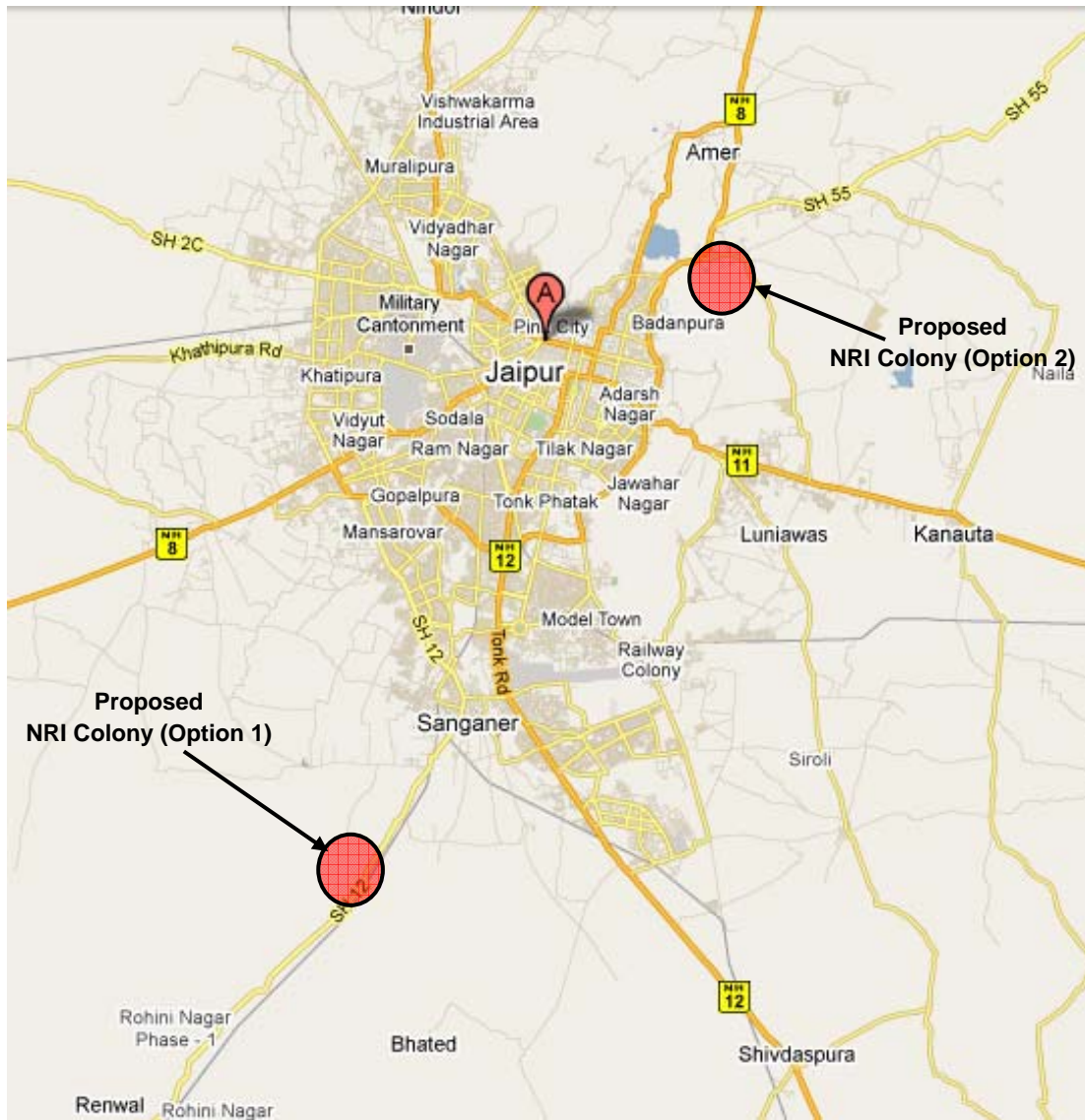
The groupings are tentative, consultants can propose different groupings also which would be subject to approval by the State Government.

Proposed NRI Housing Colonies in Rajasthan

Brief details of proposed NRI Colonies at above-mentioned cities are as follow:

NRI Colony in Jaipur City :

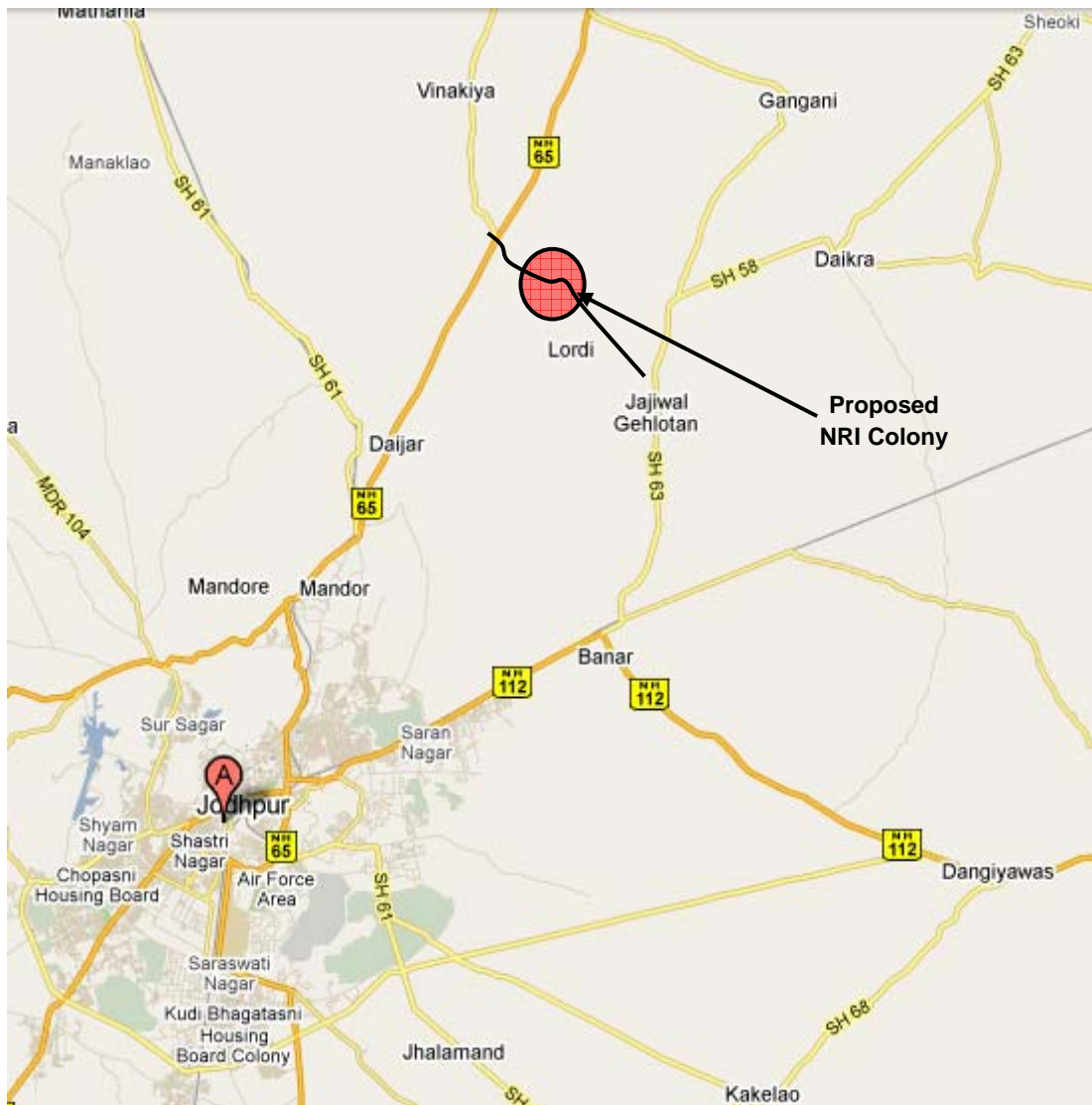
- NRI Colony is to be proposed by Jaipur Development Authority in village Shri Rampura, Tehsil Sanganer with total area of 200 acres approx.
- Proposed NRI colony will be situated near Diggi-Maalpura State Highway on a road to village Balawala.
- Proposed NRI Colony is at the distance of 13 kms from Jaipur International Airport, 25 kms from Ajmeri Gate, 1.5 Kms from Proposed Ring Road & 9 Kms from Jaipur SEZ.
- In this project, Jaipur Development Authority will develop 175 plots and their area will vary from 175 to 2000 Sq.mt.
- Jaipur Development Authority will develop this project keeping in mind all necessary residential facilities of International level.



Locations of NRI Colony, Jaipur City

NRI Colony in Jodhpur City :

- NRI Colony in Jodhpur City is, proposed in village Lordi Panditji, which comes under Jodhpur Development Authority. District Collector, Jodhpur has already transferred land to Jodhpur Development Authority.
- Proposed NRI Colony is approximately 3 kms away from Jodhpur-Nagaur National Highway-65 situated on Jaipur Bye-Pass. Proposed NRI Colony will be located on Ring Road Jodhpur, which is being developed by Public Work Department.
- Proposed NRI Colony is at a distance of 3 kms from Ayurvedic University, 7 Kms from National Law University, 4 Kms from NIFT, 4 Kms from IIT and 8 Kms from Proposed Air Port.
- Total area of the Proposed NRI Colony is about 200 acres.



Location of NRI Colony, Jodhpur City

NRI Colony in Udaipur City :

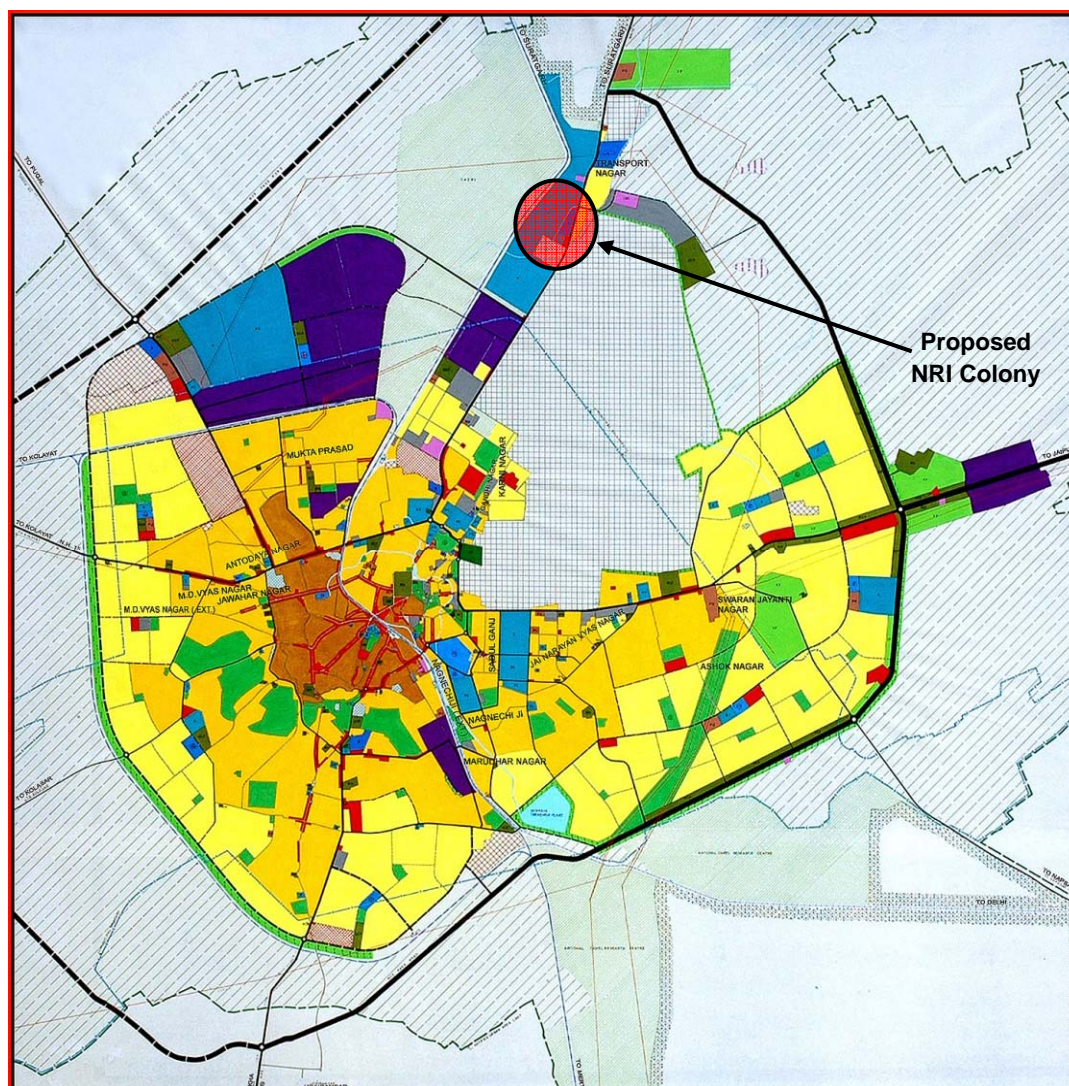
- Proposed NRI Colony (Sector A) is a part of Integrated Residential Project of Urban Improvement Trust, Udaipur. Land acquisition is in progress for afore-said project. Notification to acquire land for project has already been issued under section 4(1) of Land acquisition Act, 1894.
- Proposed NRI Colony is located on Udaipur-Ahmadabad National highway situated near proposed IIM, Udaipur. Rajasthan Housing Board and Urban Improvement Trust, Udaipur's proposed Residential Colonies are also in close proximity to Proposed NRI Colony.
- Udaipur Railway Station, Inter State Bus Terminal, and Udaipur Air Port are 5 Kms, 6 Kms and 25 Kms away from Proposed NRI Colony respectively.
- Total area of the Proposed NRI Colony is 99.8 hectare.
- Connectivity to Proposed NRI Colony will be provided by 200 & 100 feet roads, which are being developed by Urban Improvement Trust, Udaipur.



Location of NRI Colony, Udaipur City

NRI Colony in Bikaner City :

- NRI Colony in Bikaner City is proposed in village Bichhwal.
- Urban Improvement Trust, Bikaner had acquired mentioned land already in year 2000, which in Bikaner Master Plan-2023 has been proposed as Transport Nagar.
- Urban Improvement Trust, Bikaner, has already implemented Transport Nagar Project, near village Bichhwal.
- For conversion of 40 beegha land, from Transport Nagar land use to Residential, file has been sent to State level Change of Land use Committee by Urban Improvement Trust, Bikaner. Land use conversion is pending at State level. As soon as land use of mentioned parcel of land is, changed implementation of afore said project will be done by UIT, Bikaner.



Location of NRI Colony, Bikaner City