Ayodhya Development Authority

Government of Uttar Pradesh

Request for
Expression of Interest (REOI)
for
Appointment of Consultant to prepare the Vision, Implementation strategy and Integrated infrastructure plan for Ayodhya

10th December 2020
Disclaimer

The information contained in this Request for Expression of Interest ("REOI") document or subsequently provided to Bidder/s, whether verbally or in documentary form by or on behalf of the Ayodhya Development Authority ("Client"), or any of their representatives, employees or advisors (collectively referred to as “Client Representatives"), is provided to Bidder(s) on the terms and conditions set out in this REOI Document and any other terms and conditions subject to which such information is provided. This REOI Document is not an agreement and is neither an offer nor an invitation by the Client Representatives to any other party. The purpose of this REOI Document is to provide interested parties with information to assist the formulation of their Application for Shortlisting ("AFS") pursuant to this REOI Document. This REOI Document includes statements, which reflect various assumptions and assessments arrived at by Client in relation to the Project. Such assumptions and statements, in this REOI Document do not purport to contain all the information that each Bidder may require. This REOI Document may not be appropriate for all persons, and it is not possible Client Representatives to consider the investment objectives, financial situation and particular needs of each party who reads or uses this REOI Document. The assumptions, assessments, information and statements contained in this REOI Document may not be accurate, adequate and complete and each Bidder should conduct its own enquiries and analyses, and should check the accuracy, reliability and completeness of the assumptions, assessments, information and statements in this REOI Document, and obtain independent advice from appropriate sources.

Client Representatives make no representation or warranty and shall incur no liability to any person, including any Bidder or Bidder, under any law, statute, rule or regulation or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages cost or expense which may arise from or be incurred or suffered on account of anything contained in this REOI Document or otherwise, including the accuracy, reliability or completeness of the REOI Document and any assessment, assumption or information contained therein or deemed to form part of this REOI Document or arising in any way with qualification of Bidders for participation in the Bidding Process. The Client Representatives may in their absolute discretion, but without being under any obligation to do so, update, amend or supplement the information in this REOI Document.
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1 INTRODUCTION

The Government of Uttar Pradesh through ‘Ayodhya Development Authority’ (hereinafter to be referred as ‘CLIENT’) intends to develop Ayodhya as a global religious and tourism destination. Ayodhya is to be developed as a Model City with sustainable planned interventions that can last for centuries and provide benefits to the future generations.

The Client invites eligible and internationally reputed consultants to indicate their interest in preparation of Vision, development & implementation strategy and integrated infrastructure plan for Ayodhya. This will provide the city with the opportunity allowing for more sustainable urban growth, better distribution and density and reshape itself around infrastructure. It will accelerate integrated infrastructure development, promote tourism and develop Ayodhya into a Global Religious & Tourism Destination through large scale development programs.

1.1 BACKGROUND

Located along the banks of river Sarayu in the state of Uttar Pradesh, Ayodhya is dotted with temples and is one of the most venerable cities of ancient India. As a pilgrim town, it beholds a significant place for different mythologies. Over the years, it has evolved as a religious and tourist destination, personifying spirituality.

The city is anticipated to become a global tourism destination with focus on spiritual, cultural, heritage assets and events. With increased tourist inflow in the near future, the city is likely to grow manifold with significant demand in hospitality and allied industries and is envisaged to be developed as a mega centre for tourist, economic and religious activities. These activities will create new opportunities by augmenting value creation and employment generation in the region. Thus, Ayodhya is proposed to be planned with holistic development preserving the inherent heritage and augmenting the infrastructure.

Government of Uttar Pradesh, intends to promote Ayodhya Development area\(^1\) (ADA) as Global Religious & Tourism center by developing it on ancient Vedic city planning principles, meeting the key objectives of:

- Leveraging Tourism as engine of growth to create regional economic development and epicentre of employment generation by facilitating the long-term growth and development of the tourism industry in a sustainable tourism planning principle
- Creating an ecosystem for Urban & Tourism development by retaining the city’s spiritual heritage
- Creating opportunities for private sector to develop tourism and allied infrastructure by identifying priority projects and areas for potential development for specific economic drivers and supporting infrastructure
- Developing a sustainable heritage city catering to growing resident & floating population
- Specify the major programmes, roles and responsibilities of key players, institutional arrangements and resources requirements through proper project structuring

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

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\(^1\) For the purpose of this Terms of Reference, Ayodhya Development Area refers to the area under proposed Master Plan currently under preparation. The area under consideration in the proposed Master Plan is 875 Sqkm.
In order to undertake the comprehensive city development and create a blueprint to meet the objectives and city development targets for holistic, sustainable and planned development, Government of Uttar Pradesh envisages to prepare the Vision, development & implementation strategy and integrated infrastructure plan for Ayodhya. This will provide the guidance to the State Government of Uttar Pradesh and city authorities for undertaking the project development with a coordinated & comprehensive approach and also help to accelerate integrated infrastructure development, promote tourism and develop the holy city that is inclusive, provides equitable opportunities to its residents and endowed with all social Infrastructure.

1.2 AVAILABILITY OF REOI DOCUMENT

Client wishes to receive Bids from eligible Business Entities for the Project in order to shortlist Consultant. The document can be downloaded from the website www.ayodhyada.in and www.etender.up.nic.in.

1.3 VALIDITY OF APPLICATION

The Application shall be valid for a period of not less than 120 (one hundred and twenty) days from the Application Due Date hereinafter called “Application Validity Period”. Client reserves the right to reject any Application, which does not meet this requirement.

1.4 SCOPE AND DESCRIPTION OF SHORTLISTING PROCESS

The Bidder shall submit its Application in the form and manner specified in this REOI. The qualified Consultant shall be shortlisted. In the next stage, the RFP will be issued to the shortlisted Consultants. The successful bidder emerging from such selection process shall be required to enter into a contract with Ayodhya Development Authority and the payment for the assignment shall be done by Ayodhya Development Authority. Indicative schedule of the timelines at RFP stage for selection of consultant are given in Appendix 10.

1.5 SCHEDULE OF SHORTLISTING PROCESS

Client would endeavour to adhere to the following schedule:

<table>
<thead>
<tr>
<th>Event Description</th>
<th>Indicative Timeline (in Days)</th>
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</thead>
<tbody>
<tr>
<td>Date of Issue of REOI</td>
<td>10th December 2020</td>
</tr>
<tr>
<td>Last Date for receiving queries</td>
<td>20th December 2020 by 5.00 PM</td>
</tr>
<tr>
<td>Pre- Bid Meeting*</td>
<td>28th December 2020 by 11.00 am</td>
</tr>
<tr>
<td>Publication of final REOI</td>
<td>7th January 2021</td>
</tr>
<tr>
<td>Last Date of Online Submission of REOI by bidder (i.e. application due date)</td>
<td>22nd January 2021 by 5.00 PM</td>
</tr>
<tr>
<td>Last Date of Hard copy submissions of the REOI by bidder</td>
<td>25th January 2021</td>
</tr>
<tr>
<td>Shortlisting of bidders</td>
<td>1st February 2021</td>
</tr>
</tbody>
</table>

*Note: The Prebid meeting shall be held at Ayodhya Development Authority office, Civil Lines, Kosi Parikrama Road, Ayodhya, Uttar Pradesh, PIN-224001. The Bidder may also choose to attend the Pre-Bid meeting online. The link shall be shared at www.ayodhyada.in for the same.

1.6 COMMUNICATION

All communication excluding the submission of Application shall be addressed to email id: vcafda@gmail.com.
2 INSTRUCTIONS TO BIDDERS

2.1 ELIGIBLE PARTICIPATING AGENCIES

a) The Participating agency eligible for participating in the qualification process shall be any one of the following two categories:

I. Category 1: Single Business Entity

II. Category 2: A consortium of Business Entities (hereinafter referred to as “Consortium”)

The term participating agency would hereinafter apply to both the above-mentioned categories. For the purpose of this REoI, a Business Entity shall mean an entity incorporated in India under the (Indian) Companies Act 2013 or a company incorporated under equivalent law abroad or the Consultant should be a firm/LLP. The Consultant should submit registration Certificates & GST Registration /incorporation under the governing legislation. The Consultant shall be required to submit a true copy of its Incorporation Certificate along with the Proposal.

b) A Consortium of a maximum of three (3) members of above such entities comprising one Lead Member with two other members shall be allowed and shall hereinafter be referred as "Consortium". Proof of registration of the Bidder shall be submitted. In case of Consortium, proof of registration of all the Members shall be submitted.

c) The Consultant (in case of single business entity)/Lead member (in case Consortium) must have an operational office for the last Five years in India.

d) A participating agency or Consortium which has earlier been barred by Client or blacklisted by any State/ UT Government or Central Government/ Department/ Agency in India from participating in Bidding Process shall not be eligible to submit bids, either individually or as member of a Consortium, if such bar subsists as on the due date of submission.

e) A Bidder declared ineligible by multilateral agencies or Government of India or State Governments and debarred from providing consultancy services in India shall be ineligible to submit bids. In case the participating agency or any member of Consortium is declared ineligible by multilateral agencies or Government of India or State Governments during the Short-listing period then such bids shall cease to be shortlisted with Client.

f) A participating agency or member of Consortium should have, during the last three years, neither failed to perform on any agreement, as evidenced by imposition of a penalty or a judicial pronouncement or arbitration award against the Bidder or member of Consortium, nor been expelled from any project or agreement nor have had any agreement terminated for breach by such Bidder or member of Consortium. In case the Bidder or member of Consortium during period of Empanelment, fails to perform on any agreement, as evidenced by imposition of a penalty or a judicial pronouncement or arbitration award against the Bidder or member of Consortium, or been expelled from any project or agreement or have had any agreement terminated for breach by such Bidder or member of Consortium, such Bidder shall cease to be empanelled with Client.

g) Each participating agency shall submit only one proposal for the Project. Any participating agency, who submits or participates in more than one tender will be disqualified.

h) The Application and all related correspondence and documents should be furnished by the participating Bidder either in English or Hindi language. However, if it is in Hindi, it shall be accompanied by appropriate translations in the English language by approved/ authorized/ licensed translator. Supporting material, which are not translated into English, may not be considered. For the purpose of interpretation and evaluation of the Application, the English language translation shall prevail.

i) Participating agency/consortium should be having positive Net worth and profitmaking organization. The audited balance sheet for the last three years shall be attached, otherwise bids will be rejected.

j) The Application submitted by a bidder shall essentially contain the appendices1 to 9 shown below, duly filled, failing which the bid shall be rejected:

<table>
<thead>
<tr>
<th>S.N.</th>
<th>Document</th>
<th>Appendix</th>
</tr>
</thead>
<tbody>
<tr>
<td>i.</td>
<td>Letter of Application</td>
<td>Appendix 1</td>
</tr>
</tbody>
</table>
ii. Power of Attorney for signing of the Application (in case of Consortium, this would need to be provided by all the member) Appendix 2

iii. In case of Consortium, Power of Attorney for signing of Application by the Lead Member Appendix 3

iv. Details of Bidder (in case of Consortium, this would need to be provided by all the members) Appendix 4

v. Financial Capability of the Bidder (in case of Consortium, this would need to be provided by all the members) Appendix 5
   Appendix 5A

vi. Bidder’s Profile (in case of Consortium, experience of all the members) Appendix 6

vii. Format for Brief Summary Experience of the Bidder Appendix 6A

viii. Format of Assignment Details of the Bidder Appendix 6B

ix. Profile of Experts to showcase the strength of the Bidder Appendix 6C

x. Brief Expert profile with core Competencies
   Appendix 6D
   (i)
   Appendix 6D
   (ii)

xi. Comments and Suggestions on the Terms of Reference (ToR) Appendix 6E

xii. Affidavit certifying that Business Entity / Director(s) of Business Entity are not blacklisted / barred Appendix 7

xiii. In case of Consortium, Memorandum of Understanding as per the format attached in Appendix 8

xiv. Instructions for online Submission of Bids Appendix 9

2.2 \textbf{CHANGES IN CONSORTIUM COMPOSITION}

Any change in the composition of a Consortium during the term of shortlisting at REOI stage and subsequent RFP stage shall not be permitted.

2.3 \textbf{APPLICATION PREPARATION COST}

The Bidder shall be responsible and shall bear all costs and expenses associated with the preparation of its Application and its participation in the empanelment. It is clarified that Client shall not be responsible or in any way liable for such costs, expenses regardless of the conduct or outcome of the empanelment.

2.4 \textbf{ACKNOWLEDGEMENT BY THE BIDDER}

a) It is desirable that each Bidder submits its application after collection of required information and analysis, or any other matter considered relevant by it.

b) It would be deemed that by submitting the Application, the Bidder has:
   - Made a complete and careful examination of the REOI Document;
   - Received all relevant information from Client.
   - Client shall not be liable for any mistake or error on the part of the Bidder in respect of the above.

2.5 \textbf{RIGHT TO ACCEPT OR REJECT ANY OF THE BIDS}

a) Notwithstanding anything contained in this REOI Document, \textit{Ayodhya Development Authority} (Client) reserves the right to accept or reject any Application or to annul the Shortlisting Process or reject all Bids at any time without assigning any reasons thereof and without any liability or any obligation, of any nature whatsoever, for such rejection or annulment.

b) \textit{Ayodhya Development Authority} (Client) reserves the right to reject any Application if at any time, a material misrepresentation has been made or discovered; or the Bidder does not respond promptly and diligently to requests for additional information or clarification required for evaluation of the Application.

c) Rejection of the Application by \textit{Ayodhya Development Authority} (Client), as aforesaid, would lead to the disqualification of the Bidder. If the Bidder is a part of Consortium, then the entire Consortium would be disqualified.
2.6 **AMENDMENT OF REOI DOCUMENT**

a) At any time prior to the Application Due Date, Ayodhya Development Authority (Client) may, for any reason, whether at its own initiative or in response to clarifications requested by a Bidder, modify the REOI Document by the issuance of Addendum/ corrigendum posted on the website.

b) In order to provide the Bidders a reasonable time to examine the Addendum, or for any other reason, **Ayodhya Development Authority** (Client) may, at its own discretion, extend last date of submission of REOI.

2.7 **CLARIFICATIONS**

A Bidder requiring any clarification on the REOI Document may request **Ayodhya Development Authority** (Client) online through mail at Email address: vcafda@gmail.com. The Bidders may send their queries as per the date mentioned in clause 1.5.

2.8 **SUBMISSION OF APPLICATION**

a) The Bidder would provide all the information in terms of this REOI document. Only those Bids shall be evaluated that are received in the required format and complete in all respects.

b) The Bidder shall submit digitally signed and complete Proposal comprising all the documents and forms. The application shall be uploaded on the web portal https://etender.up.nic.in duly digitally signed. The Bidder also needs to submit two (2) hard copies of the REO at the following address:

   “The Vice Chairman”
   Ayodhya Development Authority
   Civil Lines, Kosi Parikrama Road
   Ayodhya, Uttar Pradesh, PIN-224001
   Phone: +91 9140494501,
   Landline: +91 5278-223460”

c) The Application or its modifications must be uploaded on the portal not later than the deadline mentioned in the Schedule of Shortlisting Process (refer Clause 1.5), or any extension to this deadline. The electronic system will not accept any proposal or its modification for uploading after the deadline. Bids submitted by either facsimile transmission or telex shall not be accepted.

2.9 **CONFIDENTIALITY**

a) Information relating to the examination, clarification, evaluation, and recommendation for the short-listed Bidders shall not be disclosed to any person not officially concerned with the Shortlisting Process. **Ayodhya Development Authority** (Client) will treat all information submitted as part of Application in confidence and would require all those who have access to such material to treat the same in confidence. At the conclusion of the evaluation process, Client shall publish the list of Bidders who have been Shortlisted.

b) **Ayodhya Development Authority** (Client) shall not divulge any such information unless it is ordered to do so by any authority pursuant to applicable law or order of a competent court or tribunal, which requires its disclosure.

2.10 **TESTS OF RESPONSIVENESS**

a) Prior to evaluation of Bids, it shall be determined whether each Application is responsive to the requirements of the REOI Document. An Application shall be considered non-responsive if the Application:

   i. is not received online and not submitted the hard copies
   ii. is not digitally signed with the submission letters as stipulated,
   iii. does not contains all the information and documents as set out in this REOI Document; and
   iv. does not mention the Application Validity Period.
b) **Ayodhya Development Authority.** (Client) reserves the right to reject any Application which is non-responsive and no request for alteration, modification, substitution or withdrawal shall be entertained by **Ayodhya Development Authority** (Client) in respect of such Bids.

### 2.11 CLARIFICATIONS TO FACILITATE EVALUATION

a) To facilitate evaluation of Bids, **Ayodhya Development Authority** (Client), at its sole discretion, may seek clarifications in writing from any Bidder regarding its Application. Such clarifications shall be provided within the time specified by Client, as the case may be.

b) If a Bidder does not provide clarifications sought under Sub-Clause 2.11 (a) above within the prescribed time, its Application shall be liable to be rejected. In case the Application is not rejected, **Ayodhya Development Authority** (Client) may proceed to evaluate the Application by construing the particulars requiring clarification to the best of its understanding, and the Bidder shall be barred from subsequently questioning such interpretation.

### 2.12 CONFLICT OF INTEREST

Client requires that the Shortlisted Consultant provide professional, objective, and impartial advice and at all times hold paramount the interests of **Ayodhya Development Authority** (Client) and/or the city/state for which consultancy services are provided, strictly avoid conflicts with other assignments or its own interests, and act without any consideration for future work. The Shortlisted Consultant shall not accept or engage in any assignment that would be in conflict with, or that may place it in a position of not being able to carry out the assignment for which it has been engaged.

### 3 DETAILED TERMS OF REFERENCE

The scope of work is indicative and may change as per requirements during RFP process. The Bidder may provide Comments and Suggestions on the Terms of Reference (ToR) as per the **Appendix 6E**, however, any modification in the scope of work based upon the comments received is purely on the discretion of the **Ayodhya Development Authority** (Client).

#### 3.1 BACKGROUND

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

Government of Uttar Pradesh, intends to promote Ayodhya Development area\(^2\) (ADA) as Global Religious & Tourism center by developing it on **ancient Vedic city planning principles**, meeting the key objectives of;

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\(^2\) For the purpose of this Terms of Reference, Ayodhya Development Area refers to the area of 875 Sq Km currently being considered by the Authority for notification purpose. Out of this area the master plan for an area of 133 Sq Km is currently under preparation and 31.50 Sqkm is core city area of Ayodhya.
• Leveraging Tourism as engine of growth to create regional economic development and epicentre of employment generation by facilitating the long-term growth and development of the tourism industry in a sustainable tourism planning principle

• Creating an ecosystem for Urban & Tourism development by retaining the city’s spiritual heritage

• Creating opportunities for private sector to develop tourism and allied infrastructure by identifying priority projects and areas for potential development for specific economic drivers and supporting infrastructure

• Developing a sustainable heritage city catering to growing resident & floating population

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

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

In order to undertake the comprehensive city development and create a blueprint to meet the objectives and city development targets for holistic, sustainable and planned development, Government of Uttar Pradesh envisages to prepare the **Vision, Implementation strategy and integrated infrastructure plan for Ayodhya**. This will provide the guidance to the State Government of Uttar Pradesh and city authorities for undertaking the project development with a coordinated & comprehensive approach and also help to accelerate integrated infrastructure development, promote tourism and develop the holy city that is inclusive, provides equitable opportunities to its residents and endowed with all social infrastructure.

3.2 DETAILED TERMS OF REFERENCE

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

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

**Stage II:** Establishing the Vision and objectives for development, formulating Implementation Strategy for short, mid and long-term development, identifying projects for infrastructure and tourism development and the spatial planning incorporating the same and Detailed Spatial Plan for Green Field Township;

**Stage III:** Preparation of Spatio-Economic development strategy (brownfield and greenfield development) preserving and further enriching the religious and heritage value on a sustainable basis. Development of Integrated Infrastructure Plan for core city of Ayodhya, DPR preparation of select projects for core city of Ayodhya and Business & Financial Mobilization Plan for ADA.
Stage 1: Data collection, identification of and consultation with various stakeholders, critical demand and gap assessment, dovetailing the existing and proposed development interventions, environment sensitivities and prioritizing issues and potentials

(a) General Overview and Data Collection

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

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

3 State Government of Uttar Pradesh is planning to prepare the City Mobility Plan for Ayodhya by appointing a specialised agency. The Bidder is required to take into cognisance such development proposals while undertaking this study.
(b) Benchmarking and Case studies

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

(c) Reconnaissance Survey

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

(d) Critical Gap and Demand Assessment

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

(i) Developing Ayodhya as Global Tourist Destination:
  - To develop Ayodhya as regional tourism hub and identify key tourism projects, enhance volume & retention of tourists and boost economy
  - To enable tourism ecosystem creation – tourism & hospitality infrastructure, cultural zone including pilgrim centre, consecrated spaces, halls, etc

(ii) Development of Core city Area with heritage preservation
  - To ensure preservation of tangible & intangible heritage and architecture
  - To curate experiences for pilgrims & strategies for its current & future use
  - To uphold the historic & architectural significance through maintenance & upkeep of the destination

(iii) Development of Detailed infrastructure plan of the Core City.
  - To lay roadmap for infrastructure development at the destination
  - To streamline creation of utility networks & core civic infrastructure
  - To ensure improved accessibility, physical and social infrastructure
  - To develop key infrastructure projects crucial for sustainable development of the Ayodhya

The critical gap and demand assessment should be conducted taking into cognisance all the above mentioned three priorities.

(e) Existing Situation/Gap Analysis

- Infrastructure assessment in terms of water, underground sewerage, drainage, solid waste management etc.
- Carrying capacity assessment of the ADA to absorb the current population (resident & tourist both) and physical development without considerable degradation to overall sustenance. The consultant needs to do the carrying capacity assessment separately for ADA, Current Master Planned Area comprising an area of 133 Sq Km and Core city of Ayodhya comprising an area of 31.50 Sq Km.
- The analysis should be adjudged in terms of (i) Urban land and Shelter resources (Land, Housing, Hospitality and Social Amenities), (ii) Transport (Regional, Inter and intra-urban accessibility) (iii) Urban utilities (Water Supply, Sanitation, Energy etc), (iv) Socio-Economic Resources (v) Safety & Security infrastructure. In order to conduct this assessment, the consultant shall assess the existing conditions of Civic, Tourism, Safety & Security and digital Infrastructure etc in the city.
• Mapping the key tourism spots/destinations having significant importance within ADA and infra gap assessment of the same.

• Infrastructure Gap Assessment at key tourism spots/destinations with-in Ayodhya (including sites with heritage/spiritual importance). The consultant needs to prepare a comprehensive checklist of the Tourism Spots/Destinations and parameters that will be assessed while conducting infra gap assessment and take the consent from Government for conducting the same.

(f) Demand Analysis

• Assess regional and location strengths and constraints of Ayodhya and analysing the attractiveness with respect to existing resources and tourism potential that would influence the successful development of the city.

• Identify parameters that influence attractiveness of Ayodhya and critical evaluation of the same to derive key drivers/projects for developing Ayodhya in consonance to the identified priorities.

• Assess the planned interventions of the Government, Private Sector, Religious & Spiritual entities including (for e.g. Temple Trusts & others) within Ayodhya and the surrounding region and mapping the same taking into cognisance the existing and proposed Master Plan and Comprehensive Mobility Plan which is currently undergoing the development.

• Discussions with selected potential stakeholders (Government – Central & State, Temple Trust, Religious and Spiritual entities/associations including Mathths (Akharas community) and Private Sector from Hospitality, Tourism Industry and others) to assess the future growth potential of the Ayodhya and identifying their concerns and expectations.

• Stakeholder consultations will also be conducted to understand the Disaster Management and Safety & Security concerns in the city of Ayodhya and the expectations of the relevant Government authorities for possible interventions & integration within city planning & development.

• Assess future development prospects based on the competitive and comparative advantages to enhance the attractiveness and ensure balanced development

• Basis the planned interventions and stakeholder consultations, assess the future growth potential of Ayodhya and conduct the projections for next 30 years based upon logical and scientific methods covering;
  - Demographic Projections
  - Tourist Projection (considering the existing growth rate and induced growth rate by virtue of various future & planned interventions within Ayodhya and Region)
  - In consonance to demography and tourist projection undertake Economic Projections covering Residential, Health Care, Social, Commercial, Recreational, Hotels etc
  - Projections for Developing/Augmenting Civic Infrastructure (Water, Sewerage, SWM, Transport, Power Supply and distribution, Energy etc)

• Conduct a market analysis of current and future development conditions and projections to identify economic development strategies

• Assessment of social and physical infrastructure with respect to future requirements

• Basis the projections, estimate land requirements for various activities of envisaged development

4 The GIS Based master plan for the city of Ayodhya is under preparation. Government of Uttar Pradesh will facilitate in providing the available information regarding the same.
Stage 2: Establishing the Vision and objectives for development, formulating Implementation Strategy for short, mid and long-term development, identifying projects for infrastructure and tourism development and the spatial planning incorporating the same and Detailed Spatial Plan for Green Field Township;

(a) Development Vision

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

- Planning Principles, urban forms, buildings and landscape should follow Vedic Ramayana and Vedic Architecture.
- Smart & Sustainable Township, sensitive to environmental settings of the area
- Developing Ayodhya as Regional tourism hub where people visit to work, worship and pray
- River Front Development to remain the Core of Planning
- Residential, Commercial and Tourist Infrastructure & Facilities to be developed considering all sections of society
- The infrastructure facilities created should be inclusive to the residents & pilgrims
- City should have adequate spaces and infrastructure for Ramayana related performance (Ram Lila), Religious congregations and various exhibitions, fairs organised throughout the year
- The three Parikrama Marg (5, 14, 84 Kosi) should be developed with adequate facilities for pilgrims.
- Integrated Development of facilities and connectivity for neighbourhood pilgrim destinations.
- Entire infrastructure in the heritage city to be planned underground.
- Ayodhya should promote Non-Motorised Transport (NMT) and Electric Vehicles (EV)
- High reliance on renewable energy sources to meet the existing and future power demand like Solar Power
- Retrofitting and redevelopment of the core city area
- State of the Art infrastructure facilities in the temple influence zone and surrounding Ram Janm Bhoomi
- Provision of showcasing various adaptations of Ramayan across the world in Ayodhya through exhibition hall, events, and creative tourism experiences.

(b) Identify bouquet of projects for infrastructure and tourism development in ADA with special focus on the the master plan area of 133 Sq Km currently under preparation.

Basis the existing situation analysis and demand assessment, the consultant shall identify the bouquet of projects that needs to be developed for comprehensive planning & development. The bouquet of projects may be broadly classified into following three thematic areas;

(i) Identification of Civic Infrastructure development projects

- Basis the existing situation analysis and demand assessment, the consultant will suggest the civic infrastructure projects that needs to be developed in Current Master Planned Area of 133 Sq Km and Core city area of 31.50 Sq Km for catering to the current population and induced growth by virtue of various developmental activities planned in and around the city. The projects shall include but not limited to
  - Water Supply
  - Sewerage & Sanitation
  - Reuse of treated wastewater whereby easing the load on freshwater sources.
  - Storm Water Drainage/Waterlogging including Rainwater harvesting by rejuvenating the existing ponds
  - Solid Waste Management in ADA. The Solid Waste Management aspect needs to address specific issue on reuse of temple waste in core city area for collection, disposal
and reuse. Management of waste in the core area for comprehensive solid waste management shall also be carry out.

- Innovative development & operational mechanisms and associated Spatial Planning in regard to maintaining the cleanliness and hygiene of the surrounding areas of Ram Janm Bhoomi and nearby Ghat and Planning for other necessary infrastructure around Ram Janm Bhoomi
- Power with focus on renewable sources of energy (Solar Power)
- Disaster risk reduction projects (including floods)
- Any other aspects that is essential for core city area development.

- As part of the project identification, the consultant shall also identify the projects of strategic importance in ADA that needs to be developed for comprehensive sustainable development
- The projects may be suggested as a combination of infrastructure augmentation & greenfield/new infrastructure development for bringing in efficiency in planning and financial resource optimisation.
- Map the potential locations/areas with details of the existing land use/ownership status and superimpose Sajra Maps for establishment of these projects along with land area requirement details.
- Preparation of Techno Economic Feasibility reports for the identified projects shall include condition assessment, layout plan for development, proposed interventions, level of interventions required (related to engineering, Urban Design & planning, technologies & construction, broad project financing & structure, requisite approvals, broad project cost, project timelines, Review land availability, rehabilitation - resettlement & environmental issues etc). These reports will form the basis for undertaking the decision by the client to undertake further development of selected few projects.

(ii) Identification of Transport Infrastructure development projects

*Regional Transport Infrastructure Augmentation*

- The consultant to suggest the projects that need to be developed for augmenting transportation (Road, Rail and Air) linkages at regional level for improvement in accessibility perspective. While identifying the projects, due consideration should be given for developing Ayodhya as regional tourism hub and becoming the focal place for accessing other tourism destinations with in UP and the adjoining State.
- Map the potential locations with details of the existing land use/ownership statistics and superimpose Sajra Maps for establishment of these projects along with land area requirement details.
- Preparation of Techno Economic Feasibility report for the identified projects shall include condition assessment, layout plan for development, proposed interventions, level of interventions required (related to engineering, Urban Design & planning, technologies & construction, broad project financing & structure, requisite approvals, broad project cost, project timelines, Review land availability, rehabilitation - resettlement & environmental issues etc). These reports will form the basis for undertaking the decision by the client to undertake further development of selected few projects.

*City Level Transport Infrastructure Augmentation*

- Basis the existing city level transport condition and future tourism footfalls through various modes of transport, the consultant needs to identify potential projects that would help in augmenting the city level transport infrastructure (Parking, NMT, E-Vehicles, Smart Roads etc). While identifying the projects, due consideration would be given by the consultant on the City Mobility Plan that will be prepared by one of the city authorities.
- Map the potential locations with details of the existing land use/ownership statistics and superimpose Sajra Maps for establishment of these projects along with land area requirement details.
• Preparation of Techno Economic Feasibility reports for the identified projects shall include condition assessment, layout plan for development, proposed interventions, level of interventions required (related to engineering, Urban Design & planning, technologies & construction, broad project financing & structure, requisite approvals, broad project cost, project timelines, Review land availability, rehabilitation - resettlement & environmental issues etc). These reports will form the basis for undertaking the decision by the client to undertake further development of selected few projects.

(iii) Identification of projects with the perspective of Tourism Attraction and Development

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

    ✓ Development of 5, 14, 84 kosi parikrama.
    ✓ Improvement of approach Roads to Janam Bhoomi, pedestrian walkways, accommodation, plantation, shades, community spaces for religious/pilgrimage congregations
    ✓ River front development
    ✓ Exhibition spaces
    ✓ Street Scaping at strategic locations within city, Façade Lighting
    ✓ Redevelopment and Rejuvenation of Kunds in the ADA, Ayodhya City and surrounding region including Nandi gram
    ✓ Water Sports/ Water based tourism

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

• The consultant also needs to integrate the Tourism Master Plan that is currently under preparation for Ayodhya.

• Identify stakeholder interest for the identified projects.

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

• Map the potential locations with details of the existing land use/ownership statistics and superimpose Sajra Maps for establishment of these projects along with land area requirement details

• Preparation of Techno Economic Feasibility report for the identified projects shall include condition assessment, layout plan for development, proposed interventions, level of interventions required (related to engineering, Urban Design & planning, technologies & construction, broad project financing & structure, requisite approvals, broad project cost, project timelines, Review land availability, rehabilitation - resettlement & environmental issues etc). These reports will form the basis for undertaking the decision by the client to undertake further development of selected few projects.

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

• The consultant needs to identify the potential interventions that the city needs in terms of Safety & Security Management and Disaster Management.

• Preparation of Techno Economic Feasibility report for the identified projects shall include condition assessment, layout plan for development, proposed interventions, level of interventions required (related to engineering, Urban Design & planning, technologies &
construction, broad project financing & structure, requisite approvals, broad project cost, project
timelines, Review land availability, rehabilitation - resettlement & environmental issues etc). These reports will form the basis for undertaking the decision by the client to undertake further development of selected few projects.

(v) Block cost Estimates

Preparation of Block Cost Estimates for phase wise implementation of various identified projects and the associated physical and social infrastructure, external linkages, etc as per above.

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

- The consultant needs to prepare the Spatial plan that is aligned with Vision & Objectives (with special focus on developing it on ancient Vedic city planning principles) and takes into consideration the bouquet of projects.
- While preparing the spatial plan encompassing the defined vision, the consultant needs to take into cognizance the master plan currently being prepared under AMRUT for an area of 133 Sq Km and comprehensive mobility plan proposed to be undertaken by the respective authorities for Ayodhya. In order to achieve the defined vision, the consultant needs to suggest changes/modifications (if any) that is required in the master plan (currently under preparation) and comprehensive mobility plan to develop a comprehensive vision for city development. For this purpose, the consultant needs to regularly interact with the respective authorities and the consultants appointed by the respective Authorities.
- Further the spatial plan should also take into consideration, the other development projects that are currently (or proposed to be) undertaken by other State & Central agencies (for e.g. NHAI, Ministry of Railways, Ministry of Civil aviation etc).

(d) Implementation Strategy

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

- In consultation with State Government, finalizing list of development projects and identify the projects that are PPPable and Non PPPable.
- Prepare the implementation strategy for undertaking the development of ADA with a horizon period of 30 Years.
- Devise the implementation strategy, prioritise the identified projects and prepare the short term, medium term and long-term implementation plan.

(e) Development of Greenfield Township

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

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

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

- Identify the potential site for development of greenfield township in consultation with respective authority.
- Map the potential area with details of the existing land use/ownership status and superimpose Sajra Maps along with land details.
- Carrying out reconnaissance of the site, undertake ground surveys and necessary calibrations for plans/images to ensure consistency of information/data. Preparation of site plans demarcating project boundaries etc.
- Conduct site analysis from a real estate perspective, covering the following parameters - Location profile, access and connectivity, land Use, SWOC
- Conduct a detailed review of economic and demographic profile of surrounding area to assess the present demand and future growth potential for the project considering the tourism potential of the city and the neighbourhood.
- Benchmarking through case studies of the project features with reference to leading green field thematic townships developed on religious & tourism aspects in India and South East Asia
- Understand key regulations – proposed and ongoing that can affect development potential of site, and study the Development Control Regulations specific to the subject site region
- Detailed market demand assessment and determine the product mix for the proposed green field township
- Consultant shall identify the Real Estate potential in the nearby locations and analyse various developments and their impact on the proposed development on the subject site. (Sectors to be covered include residential (both for resident & floating population), retail, commercial, hospitality, healthcare, education, etc.) The real estate market research shall include but not limited to:
  o To identify the existing growth verticals and ascertain the pace of growth in context of Ayodhya
  o Demand assessment studies (supply, absorption, vacancy levels etc.) to determine the various possible real estate product mix that can be developed at site from the potential of high revenue yield to the Client. This shall be based on primary and secondary market survey and real estate trends of micro market.
  o To ascertain the circle rate of the land for various uses in the area.
  o Prevalent market rates for both rental and capital values for all asset classes with actual examples of on-ground transactions in the study area
- Undertake competitive benchmarking of projects in vicinity with regards to pricing/rentals achieved, vacancy rate, tenant mix, project positioning, etc. Such benchmarking should include 5-10 projects depending in the availability of suitable benchmarks. All possible asset classes under evaluation to be explored
- The Consultant is expected to undertake a stakeholder consultation and interact with different real estate market players and potential anchors (retail, commercial, healthcare, hospitality, etc.)
- Deriving the land use and activity mix for the township and preparation of layout plans for:
  o Residential infrastructure promoting neighbourhood concept for various income classes with special focus on providing housing to economic weaker sections
  o Adequate physical infrastructure with green spaces, recreational infrastructure and other urban amenities;
  o Commercial areas such as hotels, restaurants, office complex, banks, shopping areas/multiplex etc);
  o Knowledge infrastructure such as play schools, higher education and training institutes, etc
  o Transport infrastructure with hierarchy of road network and its integration with external links;
  o Tourism infrastructure involving development of various recreation zones, spiritual zones, hospitality infrastructure etc.;
  o Environment Mitigation Plan for developing the Greenfield Township for ensuring sustainable development and to benchmark with GREEN CITY-India standards or other best practices across the world.
- Identification of commercial and non-commercial components, financial viability assessment, suggest project structuring and implementation.
• Broad Environmental and Social Assessment based on secondary information, identify broad impacts with respect to land acquisition etc and evolve possible mitigation measures for the selected projects;
• Estimating project costs (Capital, Operation and Maintenance);
• Undertaking financial feasibility assessment for developing selected projects in the Greenfield township through various formats of public private partnership / private sector funding including considering the option of Viability Gap Funding for enhancing the financial viability of the selected projects. The Consultant should bring out various assumptions for revenue, cost and others, including basis thereof, which are used by it in the financial model. Financial model shall be prepared in the MS Excel program and a simplified summary sheet of the entire financial analysis should be prepared showing key data such as: project cost, equity, debt, capital expenditure, total revenues, project cash flows, project IRR, and equity IRR, etc. The Consultant shall also undertake sensitivity scenarios by identifying the most critical factors and determine their impact on the IRR, including varying project costs and benefits, implementation period and combination of these factors
• Development of zoning regulation guidelines for implementation, operation and maintenance of various proposed facilities taking into account the global standards.
• Preparation of detailed DPRs for Infrastructure Development (Road, Water Supply, Sewerage, Drainage, SWM and other civic infrastructure)
• Preparation of Tender Documents for Selection of Developer/Contractor

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

(a) Preparation of Spatio-Economic Development Strategy

i. The strategy for Ayodhya will be based upon developing the core city area and the other area that falls under Ayodhya Master Plan (currently under preparation) and the surrounding region. The consultant will define the spatio-economic development policies, strategies and programmes towards the intended development of the area under consideration that resonates with development vision and objectives and accordingly develop the phasing plan to be considered.

ii. The consultant to also develop heritage sensitive design regulations for the identified areas in inner core city area.

iii. Details of prevailing legal and statutory framework, existing/ proposed policy initiatives at State/ Central level for promoting investments, developing tourism industry and other infrastructure projects. Recommend changes in existing policies, guidelines, regulations, etc., while also suggesting new regulatory measures (new policies, guidelines etc.) for ease of development.

(b) Integrated Infrastructure Planning for Ayodhya Core city development

i. Various initiatives through support of Central Ministries viz. Ministry of Tourism, Ministry of Housing and Urban Affairs (through AMRUT Mission) and others are being undertaken to develop the infrastructure in Core inner city of Ayodhya. By following a comprehensive approach to elevate core city’s image as tourist attraction based upon sound urban design & planning principles and undertaking the infrastructure augmentation for improving the quality of life of the core city residents, the consultant needs to prepare an Integrated Infrastructure Development Plan (IIDP) for the core city area by identifying the Retrofitting, Redevelopment and Area development interventions.

ii. The consultant needs to delineate the boundaries of the core city in consultation with the Client for the preparation of Integrated Infrastructure Development Plan. As part of the IIDP, special emphasis should be given to key areas of improvement (combining urban design, engineering, social and economic aspects) such as
Tourism development projects preserving and further enriching the religious and heritage value on a sustainable basis

- Road improvements/Development including smart roads
- Water Supply
- Sewerage & Sanitation
- Reuse of treated wastewater whereby easing the load on freshwater sources.
- Storm Water Drainage/Water logging including Rainwater harvesting by rejuvenating the existing ponds
- SWM
- Transport network encompassing all applicable modes within core city area
- Power with focus on renewable sources of energy
- Disaster risk reduction projects (including floods)
- Any other aspects that is essential for core city area development

iii. The suggested infrastructure plan should clearly highlight the need (based upon the existing situation analysis and stakeholder’s expectations) and measures to be adopted for improvement based upon sound planning & engineering principles.

iv. While preparing the core city infrastructure plan, special emphasis needs to be given to the initiatives already being undertaken in the core city area and the consultant needs to devise the strategies and suggest interventions so that a seamless development with integrated projectisation could be undertaken.

v. The Integrated Infrastructure Development Plan (IIDP) shall include layout plan for development for various projects within core city area, proposed interventions, level of interventions required (related to engineering, urban design, planning, technologies & construction, broad project financing & structure, requisite approvals, broad cost, project timelines etc). The IIDP shall essentially include but not limited to;

- Condition Assessment of various infrastructure components.
- Feasibility study of modules (group of projects) to ascertain both technical and financial viability. The feasibility study should describe the various technical options with recommendation for most appropriate option for fitting into the integrated development plan.
- Preliminary design and broad cost estimation for various infrastructure components
- Preparation of project development and implementation road map, project prioritization, carryout project phasing matrix and risk mitigation plan
- Review land availability, rehabilitation - resettlement & environmental issues for identified projects as part of the preparation of integrated infrastructure development plan.
- Coordinate with stakeholders and other departments of central and state governments wherever convergence is required, to facilitate integration with AMRUT, Ministry of Tourism led initiatives and any other urban development initiative etc. and develop module wise action plan for completion of work.
- Identify the possibility of private / public participation in the service delivery, as feasible and applicable

vi. This report will form the basis for undertaking the decision by the client to undertake further development of selected few projects by preparing detailed project reports in the next stage.

(c) DPR Preparation for selected 7 projects for Ayodhya Core city

(i) Based upon the finalised list of development projects identified for holistic development of Core city of Ayodhya, the consultant will select 7 projects from the sectors (i) Tourism development, (ii) Water Supply, Drainage; and Rainwater harvesting; (iii) Power, (iv) Sewerage & Sanitation, Reuse of treated wastewater, (v) Road improvements/Development including smart roads, (vi) Disaster risk reduction projects and (vii) Solid Waste Management in consultation with State Government for which detailed DPR, Technical and Financial feasibility studies shall be conducted for potential selection of
Developer/Contractor. The Broad scope of the work for such identified projects are given below:

a. DPR Preparation covering all the technical & engineering aspects of the project
b. Detailed Financial Estimates
c. Project Structuring
d. Preparation of Tender Documents for Selection of Developer/Contractor

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

(d) Business Plan & City’s Financial Mobilisation Plan (for ADA)

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

(e) Institutional Structure for Holistic Development

i. Review laws, regulations and governance frameworks and their effect on implementation
ii. Review the institutional framework that governs master planning, development planning with full analysis of the different organizations, their roles and structures;
iii. Identify gaps in rules and protocols hindering smooth implementation of projects.
iv. Provide specific recommendations on how to strengthen the existing regulatory system for enhanced implementation.
v. Suggest the efficient & optimal institutional structure for unified implementation of projects in ADA and Core city of Ayodhya.

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

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

i. Coordination with the Project Management Unit
ii. Submission of Quality Assurance Plan for the consultancy assignment.
iii. Presentations and Discussions with PMU, Client, respective line departments of State Government to ensure requisite approvals.
iv. Preparation of compiled database for the assignment with the details collected from various primary and secondary sources (viz. maps / plans / charts / drawings / topo-sheets / satellite imageries, various study reports/publishes, planning documents etc), summary of various

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5 The Bidder shall submit the detailed Scope of Work for each of the selected project to the Client and basis the approval of the client on Scope of Work, the Bidder shall initiate the work on preparing the DPR.
analyses, results / findings etc and handing over to the client on submission of final reports and on completion of assignment.

v. Consultants must ensure that various plans/ schemes must be in compliance with notified plans, acts, manuals, guidelines, legal/statutory and policy framework of State Government of Uttar Pradesh and Central Ministries of Government of India.

vi. Consultants must take into consideration the seismological, hydrological and meteorological aspects, apart from environmental, guidelines and other aspects.

Note:

- State Government of Uttar Pradesh will provide GIS based master plan maps (currently under preparation), Satellite Imagery for catering to the tasks of the assignment to the selected Consultant/ Consortium

- **Consultants’ responsibilities would include:**
  - Geo-referencing of satellite imagery with GCPs;
  - Thematic Mapping and Quality Control
  - Preparation and submission of digital maps in ESRI file format and Auto Cad form;
  - All the intermediate and process output in both soft and hard copies to be returned to Client in compatible GIS formats;
  - Sign a legal document with Client as well as abide by the same for safe custody of satellite data, usage of the same for the said assignment only and submission of all data on completion of project assignment.

### 3.3 TEAM COMPOSITION & QUALIFICATION REQUIREMENTS

The broad indicative team requirement of professionals as core team has been indicated below and may change as per requirements during RFP process.

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<thead>
<tr>
<th>S. No</th>
<th>Position</th>
<th>Minimum Qualification</th>
<th>Minimum Experience</th>
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</table>
| 1     | Team Leader – Urban & Regional Planner | Should have master’s in planning | • Overall 15 Years’ experience with minimum 10 years’ experience in Master planning of large cities with allied infrastructure.  
• The Team Leader should have knowledge of urban development policies and issues and also exposure of working on development control regulations.  
• Atleast one projects as a Team Leader should have been undertaken outside India  
• Experience of working in Tourism led cities will be preferable |
| 2     | Market Analyst / Economist | Should have MBA/Post Graduate diploma in management or master’s in economics or equivalent | • Minimum 10 years of experience in Urban/Transport/Tourism- involving demand assessment, strategic assessment, economic projections, economic impact analysis, Value for Money analysis etc |
| 3     | Infrastructure Planning Expert | Should have Masters in Infrastructure Planning / Engineering with B.Tech (Civil Engineering) | • 10 years of total relevant experience in Urban /Tourism Sector/ Smart City Development  
• Experience in planning & designing integrated infrastructure projects (roads incl Smart Roads, drainage, SWM, and Power). |
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<th>S. No</th>
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<th>Minimum Experience</th>
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| 4     | Water Supply, Sewerage, Drainage Utilities expert | Master’s Degree in Civil Engineering with experience of design and monitoring of water supply/ sewerage/ drainage Projects. | • 10 Years’ experience in water supply projects  
• Experience in citywide urban development and infrastructure planning/ design/ distribution network (water supply, sewerage/drainage/septage etc.). |
| 5     | Urban Transportation Specialist                   | Master’s degree in Transportation Planning/ Transportation Engineering | • 10 years of experience in the area of Urban Transport Planning  
• Experience in urban Mobility Plan preparation.  
• Experience in designing and implementing NMT, parking projects and framing the associated planning & design guidelines, framing vehicular circulation plans etc. |
| 6     | Urban Design Expert                               | Graduate Architect with master’s in urban design             | • 10 Years of experience in City Scape and Street Scape Design.  
• Experience in Tourism planning and associated placemaking. |
| 7     | Heritage & Tourism Expert                         | Masters in Tourism/heritage Building conservation or equivalent | • 10 years of experience in promotion of Heritage/tourism  
• Experience in at least one State/Central Government scheme/Project.  
• International Experience in heritage & conservation shall be an added advantage |
| 8     | Solid Waste Management Expert                     | Master’s in environmental engineering / Environmental Sciences / Civil Engineer | • 10 years of experience in Solid Waste Management sector. He should have experience in designing and commissioning of Solid Waste Management projects |
| 9     | Financial Expert                                  | MBA (Finance) or equivalent / Chartered Accountant / CFA     | • 10 years relevant experience in project appraisal and financial evaluation resulting in bankable infrastructure projects  
• Experience in developing business case for City Authorities, Development Authorities, Housing Development Boards for market borrowing  
• Experience of developing financial capacity enhancement plan for municipalities, including creating land monetization plans  
• Experience in raising finances and managing them for infrastructure projects  
• Financial feasibility, project appraisal, financial modelling project structuring and financial planning. |
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<th>S. No</th>
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| 10    | Hydrology/Flood expert   | Master’s degree in Engineering particularly in water resource engineering, hydrology, hydrogeology, hydroecology or other adjacent fields                                                                                                                                                                                                                                                                       | • Minimum 10 years of professional experience in the field of water resources management, surface water assessment,  
          • Experience in working in the field of hydrology, hydraulics, flood forecasting, analysis of changes in flood behavior and flood disaster management |

3.4 REPORT AND DELIVERABLES

The Bidder shall submit reports both in hard and soft copies in English and in MS-WORD/MS-EXCEL/MS-ACCESS format or any other standard format for GIS, Engineering and Architecture drawing mutually agreed. Each of the reports will be presented to the State Government as an audio-visual presentation.

Deliverables

<table>
<thead>
<tr>
<th>S.N.</th>
<th>Stage wise deliverables</th>
<th>Indicative timeframe in Weeks</th>
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<tbody>
<tr>
<td></td>
<td>Stage I</td>
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<tr>
<td>1</td>
<td><strong>Inception Report</strong>: including but not limited to details of Approach &amp; Methodology, strategy for data collection and analysis, team deployment plan and work plan to achieve deliverables within envisaged timelines</td>
<td>D+3</td>
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<tr>
<td>2</td>
<td>• Survey, data collection &amp; analysis report</td>
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<td>3</td>
<td>• Benchmarking and case study report</td>
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<td><strong>Existing Situation Analysis:</strong></td>
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<td>• Sector wise Infrastructure assessment report</td>
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<td>• Carrying capacity assessment report</td>
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<td>• Mapping of tourism spots</td>
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<td>• Tourism infrastructure gap assessment</td>
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<td><strong>Demand Assessment report</strong></td>
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<td><strong>Stage II</strong></td>
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<td>5</td>
<td>Draft Techno-Economic feasibility report for bouquet of projects under: (i) Civic infrastructure, (ii) Transport infrastructure, (iii) Tourism Sector and (iv) Disaster management &amp; security Draft Phasing plan and broad cost estimate Draft Spatial Plan and implementation strategy report</td>
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<td>6</td>
<td>Final (i) Techno-Economic feasibility report, (ii) Phasing plan and broad cost estimate, (iii) Spatial Plan and implementation strategy report</td>
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<tr>
<td>7</td>
<td>Detailed layout planning for Identified Green Field Township:</td>
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<td></td>
<td>• Demand and market assessment</td>
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<td>• Layout and infrastructure planning</td>
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<td>• Broad E&amp;S assessment, Financial feasibility studies</td>
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<td></td>
<td>• Cost estimate and implementation strategy</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• D.P.R. and Tender documents</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Draft Spatio-Economic Development Strategy and detailed integrated Infrastructure Development Plan (IIDP)</td>
<td>D+26</td>
</tr>
</tbody>
</table>
4 CRITERIA FOR EVALUATION OF THE BIDS

4.1 CRITERIA

a) Ayodhya Development Authority (Client) reserves the right to utilize the services of Consultant/Firm/s or advisor/s, to assist in the examination, evaluation, and comparison of Bids.

b) Ayodhya Development Authority (Client) reserves the right to reject any Application, if:
   i. At any time, a material misrepresentation is made or discovered; or
   ii. The Bidder does not respond promptly and diligently to requests for supplemental information required for the evaluation of the Application.

4.2 FINANCIAL CAPACITY OF THE BIDDER

a) The Bidder (in case of single business entity) should have a minimum average annual turnover from professional consultancy fee of Indian Rs. (INR) 100 (Hundred) Crore during the last three (3) consecutive financial years (2016-17, 2017-18 and 2018-19).

b) In case of Consortium, minimum average annual Turnover from professional consultancy fee on cumulative basis during the last three (3) consecutive financial years (2016-17, 2017-18 and 2018-19) to be of Indian Rs. (INR) 100 (Hundred) Crore with minimum annual average turnover of each member should not be less than INR 20 (Twenty) Crore during the last three (3) consecutive financial years (2016-17, 2017-18 and 2018-19).

c) The Bidder should have positive Net worth for the last 3 (three) consecutive financial years.

Note:
The Bidder shall enclose with its Application, certificate(s) from its Statutory Auditors stating its total revenues from (from consultancy business), Profit After Tax (PAT) (from consultancy business) and Net worth during each of the past three financial years and in the event that the Bidder does not have a statutory auditor, it shall provide the requisite certificate(s) from the Chartered Accountants of the Bidder that ordinarily audits the annual accounts of the Bidder.

A Consortium of a maximum of three (3) members of above such entities comprising one Lead Member with two other members shall be allowed and shall hereinafter be referred as "Consortium". Proof of registration of the Bidder shall be submitted. In case of Consortium, proof of registration of all the Members shall be submitted.

4.3 TECHNICAL CAPACITY OF THE BIDDER

The Bidder shall have experience as under:

<table>
<thead>
<tr>
<th>S. No</th>
<th>Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>The Bidder should have minimum 10 years of experience in planning &amp; infrastructure development in the Urban sector.</td>
</tr>
</tbody>
</table>
| 2     | For the purposes of satisfying the conditions of eligibility and for evaluating the Bidder’s proposals under this REoI, following projects shall be deemed as eligible projects (the “Eligible Projects”)
   - The Bidder/Lead member (in case of Consortium) should have completed at least;
     - 3 similar projects of preparing master plans or equivalent and each project should be having an area of not less than 40 square kilometers. |

Or
2 similar projects of preparing master plans or equivalent and each project should be having an area of not less than 53 square kilometers.

Or

1 similar project of preparing master plans or equivalent and each project should be having an area of not less than 80 square kilometers.

- The Bidder should have an experience of working on assignments with Government Agencies (Central Government Agencies/State Government Agencies) in past 10 years.

*Master Plan or equivalent Experience means experience in preparation of Master Plans/ Master Plan Review/ Regional/Sub-Regional Plans in GIS format.

Note: Experience in City Development Plans (CDP) prepared for JnNURM funding / any other State funding and Concept Regional Plan / Development projects will not be considered

<table>
<thead>
<tr>
<th>(b)</th>
<th>The Bidder should have an experience of working on assignments with Government Agencies (Central Government Agencies/State Government Agencies) in past 10 years.</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 (a)</td>
<td>The Consultant (in case of single business entity)/Lead member (in case Consortium) must have an operational office for the last 5 (Five) years in India.</td>
</tr>
</tbody>
</table>

Subject to meeting the above, it may be noted that final shortlisting will be done in accordance with marking table shown in para 4.4(a).

### 4.4 EVALUATION OF REOI

- **a)** Final shortlisting of bidders shall be done after evaluating the bids on the basis of financial and technical capacity of the Bidder as described below:

<table>
<thead>
<tr>
<th>S.N.</th>
<th>Criteria</th>
<th>Max. Points</th>
<th>Sub Criteria</th>
<th>Max. Marks</th>
<th>Remarks</th>
</tr>
</thead>
</table>
| 1 | Experience of the Bidder | 60% | (a) Experience in preparing master plans or equivalent* for various Eligible Projects (minimum two) with an aggregate area as shown. At least 1 project should be done in country other than India  
*Master Plan or equivalent Experience means experience in preparation of Master Plans/ Master Plan Review/ Development plan Regional/Sub-Regional Plans in GIS format.  
Note: Experience in City Development Plans (CDP) prepared for JnNURM funding / any other State funding and Concept Regional Plan / Development projects will not be considered | 10 | 10 marks for an aggregate area up to 133 Sq.Km.  
15 marks for an aggregate area up to 200 Sq.Km.  
20 marks for an aggregate area up to 266 Sq.Km or more. |
|  |  |  | (b) Experience in DPR preparation incl. detailed spatial and infrastructure planning for Greenfield Residential Township, having land-use and product mix | 4 | 4 marks for an aggregate area up to 1200 Acres. |
| Related to Residential, commercial and social for each project of **minimum area 360 acres.** | 7 marks for an aggregate area up to 1800 Acres.  
10 marks for an aggregate area up to 2400 Acres or more |
| --- | --- |
| • Residential includes: Villas, plotted housing, apartments etc,  
• Commercial includes: Retail, commercial, hotels, service apartments, multiplex etc.  
• Social facilities includes schools college, social cultural institutes, hospitals, medical centre etc | |
| (c) Experience in undertaking detailed feasibility study for infrastructure planning/ retrofitting / redevelopment of brown field area of tourism / spiritual / religious / heritage / pilgrimage nature for each project of minimum area of 9.5 Sq.Km | 10 |
| (d) Experience of preparation of **city level Detailed Project reports (DPRs)** in any of the following sectors:  
  a. Water Supply system / Storm Water drainage / Sewerage System  
  Or  
  b. Solid Waste Management | 10 |
<p>| (e) Experience in <strong>city wide transportation planning, such as:</strong> comprehensive mobility plan / City wide parking plan / DPRs for city wide urban transportation infrastructure projects | 5 |
| (f) Experience in preparing the <strong>city level economic assessment</strong> based on growth drivers / financial plans / business plans / city investment plans for city's financial sustainability and planning. | 5 |</p>
<table>
<thead>
<tr>
<th>2</th>
<th>Strength of Bidder</th>
<th>25%</th>
<th>General profile of qualification, experience and number of key staff in the disciplines of below categories:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>1. City Planning &amp; Design</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>2. Infrastructure Planning &amp; Development</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>3. Transportation</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>4. Heritage &amp; Tourism</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>5. Business &amp; Financial Planning</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Max 30% marks for relevant qualifications and Max 70% marks for relevant number of years of experience</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Experience profile of the experts w.r.t disciplines in format (Appendix 6C and 6D(i), 6D(ii) of REOI) to be provided to showcase strength of the Bidder.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Each category shall carry maximum 5 marks</td>
</tr>
<tr>
<td>3</td>
<td>Overall strength of bidder in terms of turnover and profitability</td>
<td>15%</td>
<td>(a) Turnover figure of last 3 (three) years of the Bidder</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>(b) Profit After Tax (PAT) figure for last 3 (three) financial years</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>5 Marks shall be given if the bidder is profitable in each of the last 3 (three) financial years</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>5 Marks shall be given if the bidder is profitable in each of the last 3 (three) financial years</td>
</tr>
</tbody>
</table>

**Total** | **100%** | 100 |

**Note:**
- For project assignments successfully completed, Copy of agreement/if international then apostille; and Copy of completion certificate issued by Competent Authority showing the name of the assignment, period (date of commencement, date of completion (Original completion date as per contract, revised completion date (if any), actual completion date), amount (original contract amount, revised contract amount after variation (if any)), area details needs to be attached with the assignment.
- The Bidder has to showcase the strength of the Bidder by taking into consideration the number of professional staff that are fulltime regular employees of the Firm.
Also refer Appendix 6, Appendix 6A, Appendix 6B, Appendix 6C, Appendix 6D(i), and Appendix 6D(ii) for providing the relevant details in the required formats.

b) The Minimum score for shortlisting of a bidder is 60.

5 FRAUD AND CORRUPT PRACTICES

a) The Bidders and their respective officers, employees, agents and advisers shall observe the highest standard of ethics during the Shortlisting Process. Notwithstanding anything contrary to the contents of this REOI, Ayodhya Development Authority (Client) shall reject an Application without being liable in any manner whatsoever to the Bidder, if it determines that the Bidder or a member of a Consortium has, directly or indirectly, or through an agent, has engaged in corrupt, fraudulent, coercive, undesirable or restrictive practice (collectively the “Prohibited Practices”) in the Shortlisting Process.

b) Without prejudice to the rights of Ayodhya Development Authority (Client) under Clause 4.1 hereinabove, if an Bidder, is found by the Ayodhya Development Authority (Client) to have directly or indirectly, or through an agent, engaged or indulged in any prohibited practice during the Shortlisting Process, or after the issue of the notification of shortlisting, such Bidder or Consultant shall not be eligible to participate in procurement process issued by Client during a period of 2 (two) years from the date such Bidder or Consultant, as the case may be, is found by Ayodhya Development Authority (Client) to have engaged or indulged in the prohibited practice.

c) For the purposes of this Section, the following terms shall have the meaning hereinafter respectively assigned to them:

I. “corrupt practice” means (i) the offering, giving, receiving, or soliciting, directly or indirectly, of anything of value to influence the action of any person connected with the Shortlisting Process; or (ii) save as provided herein, engaging in any manner whatsoever, whether during the Shortlisting Process or after the issue of the Notification of Shortlisting as the case may be, any person in respect of any matter relating to the empanelment or Notification of Shortlisting, who at any time has been or is a legal, financial or technical Consultant/ Firm/ advisor of Ayodhya Development Authority (Client) in relation to any matter concerning the Project;

II. “fraudulent practice” means a misrepresentation or omission of facts or disclosure of incomplete facts, in order to influence the Shortlisting Process;

III. “coercive practice” means impairing or harming or threatening to impair or harm, directly or indirectly, any persons or property to influence any person’s participation or action in the Shortlisting Process;

IV. “undesirable practice” means (i) establishing contact with any person connected with or employed by the Client with the objective of canvassing, lobbying or in any manner influencing or attempting to influence the Shortlisting Process; or (ii) having a Conflict of Interest; and

V. “restrictive practice” means forming a cartel or arriving at any understanding or arrangement among Bidders with the objective of restricting or manipulating a full and fair competition in the Shortlisting Process.

6 MISCELLANEOUS

6.1 The shortlisting process shall be governed by and construed in accordance with the laws of India and the courts at Lucknow shall have exclusive jurisdiction over all disputes arising under, pursuant to and/or in connection with the shortlisting process.

6.2 Ayodhya Development Authority (Client), in its sole discretion and without incurring any obligation or liability, reserves the right, at any time, to

a) Suspend and/or cancel the Shortlisting Process and/or amend and/or supplement the Shortlisting Process or modify the dates or other terms and conditions relating thereto;

b) Consult with any Bidder in order to receive clarification or further information;

c) Retain any information and/or evidence submitted to Ayodhya Development Authority (Client) by, on behalf of and/or in relation to any Bidder; and/or
d) Independently verify, disqualify, reject and/or accept any and all submissions or other information and/or evidence submitted by or on behalf of any Bidder.

6.3 It shall be deemed that by submitting the Application, the Bidder agrees and releases Ayodhya Development Authority (Client), its employees, agents and advisers, irrevocably, unconditionally, fully and finally from any and all liability for claims, losses, damages, costs, expenses or liabilities in any way related to or arising from the exercise of any rights and/or performance of any obligations hereunder, pursuant hereto and/or in connection herewith and waives any and all rights and/or claims it may have in this respect, whether actual or contingent, whether present or future.

6.4 All documents and other information supplied by Ayodhya Development Authority (Client) or submitted by a Bidder shall remain or become, as the case may be, the property of Ayodhya Development Authority (Client). Client will not return any submissions made hereunder. Bidders are required to treat all such documents and information as strictly confidential.

6.5 Client reserves the right to make inquiries with any of the clients listed by the Bidders in their previous experience record.
7 APPENDIX

Appendix 1 – Covering letter format
(The Bidders are required to submit the covering letter in the Form. This form should be in the letter head of the Bidders, who are submitting the proposal.)

COVERING LETTER ON BIDDERS LETTER HEAD

Date ----------------------- Proposal reference No...................

To
The Vice Chairman
Ayodhya Development Authority
Civil Lines, Kosi Parikrama Road
Ayodhya, Uttar Pradesh, PIN-224001

Subject: REOI proposal for Appointment of Consultant to prepare the Vision, Implementation strategy and Integrated infrastructure plan for Ayodhya

Dear Sir,

Being duly authorized to represent and act on behalf of ………………………………… (Hereinafter referred to as “the Bidder”), and having gone through and fully understood all of the eligibility and qualification requirements and information provided, the undersigned hereby apply for Shortlisting for the captioned project.

[If the Consultant is a Consortium, insert the following: We are submitting our Application for Qualification as a Consortium with: {Insert a list with full name and the legal address of each member, and indicate the lead member}. We have attached a copy of MoU signed by every participating member.

We are enclosing our Application for Qualification, with the details as per the requirements of the REOI Document, for your evaluation.

We confirm that our Application is valid for a period of 120 (one hundred and twenty) days from ………… (Application Due Date)

Signature------------------
In Capacity of ------------------
Duly authorized to sign proposal for
And on behalf of ------------------
Date------------------
Place------------------
Postal Address:------------------ Telephone Number------------------
Mobile------------------ , Email Id:------------------
Appendix 2 – Format for Power of Attorney for Signing of Application

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

Power of Attorney

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

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

For

___________________________

(Signature)

(Name, Title and Address)

Accepted

…………….. (Signature)

(Name, Title and Address of the Attorney)

Note:

To be executed by the Lead Member in case of a Consortium. The mode of execution of the Power of Attorney should be in accordance with the procedure, if any, laid down by the applicable law and the charter documents of the executants(s) and when it is so required the same should be under common seal affixed in accordance with the required procedure. In case the Application is signed by an authorised Director of the Bidder, a certified copy of the appropriate resolution/ document conveying such authority may be enclosed in lieu of the Power of Attorney.
Appendix 3 – Format for Power of Attorney for Lead Member of Consortium

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

Power of Attorney

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

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

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

NOW THIS POWER OF ATTORNEY WITNESSTHAT;

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

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

Dated this the ……Day of ……2020

(Executants)

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

Note: The mode of execution of the Power of Attorney should be in accordance with the procedure, if any, laid down by the applicable law and the charter documents of the executant(s) and when it is so required the same should be under common seal affixed in accordance with the required procedure.
Appendix 4 – Format for Details of Bidder

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

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

<table>
<thead>
<tr>
<th>Applied for …………………………………</th>
</tr>
</thead>
</table>

1. BASIC INFORMATION

<table>
<thead>
<tr>
<th>Name of the Bidder making this application</th>
<th>Parent Company (if applicable)</th>
</tr>
</thead>
</table>

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

2. CONTACT PERSON (for this application)

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
<th>Address</th>
<th>Telephone</th>
<th>Fax</th>
<th>Email</th>
</tr>
</thead>
</table>

3. REGISTERED ADDRESS

4. YEARS IN BUSINESS AND NATIONALITY

<table>
<thead>
<tr>
<th>Year of Establishment</th>
<th>Country of Registration</th>
</tr>
</thead>
</table>

Attach copy of incorporation certificate

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

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

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

In case of a Consortium:

a. The information above should be provided for all the members of the consortium.

b. Information regarding role of each member should be provided as per table below:

<table>
<thead>
<tr>
<th>S. No</th>
<th>Name of Member</th>
<th>Role (Specify Lead Member/ Other Member)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

Signature of Authorized Representative with stamp
Name
Designation
Place
Tel No
Email:
Appendix 5 – Format for Financial Capability of the Bidder

(Rs. in crores)

<table>
<thead>
<tr>
<th>Bidder*</th>
<th>Annual Turnover (from Consultancy Business)</th>
<th>2016-17</th>
<th>2017-18</th>
<th>2018-19</th>
<th>Total</th>
<th>Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sole Bidder</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Or</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lead member of Consortium</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Member</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Member</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

Certificate from the Statutory Auditor

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

Name of the auditor issuing the Certificate:

Name of the auditor's Firm

Seal of the auditor's Firm

Date:

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

Note 1: The Bidder should provide the Financial Capability based on its own financial statements. Financial Capability of the Bidder’s parent company or its subsidiary or any associate company will not be considered for computation of the Financial Capability of the Bidder.

Note 2: Any Bidder should fill in details as per the row titled Sole Bidder and ignore the row below. In case of a Consortium, ignore the first row and provide relevant details of all the members i.e. Lead Member and Other Members in the subsequent row substantiated with their respective Auditor’s certificates. In case of a Consortium, the information should be provided for all the members of the consortium.
Appendix 5A: Format for Financial Capability of the Bidder
(Rs. in crores)

<table>
<thead>
<tr>
<th>Bidder*</th>
<th>Profit After Tax (from Consultancy Business)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2016-17</td>
</tr>
<tr>
<td>Sole Bidder</td>
<td></td>
</tr>
<tr>
<td>Or</td>
<td>Lead member of Consortium</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Bidder*</th>
<th>Net Worth</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2016-17</td>
</tr>
<tr>
<td>Sole Bidder</td>
<td>Total Assets</td>
</tr>
<tr>
<td>Current Assets</td>
<td></td>
</tr>
<tr>
<td>Total Liabilities</td>
<td></td>
</tr>
<tr>
<td>Current Liabilities</td>
<td></td>
</tr>
<tr>
<td>Net Worth (Paid-up share capital + All reserves - Accumulated losses)</td>
<td></td>
</tr>
<tr>
<td>Or</td>
<td>Lead member of Consortium</td>
</tr>
<tr>
<td>Current Assets</td>
<td></td>
</tr>
<tr>
<td>Total Liabilities</td>
<td></td>
</tr>
<tr>
<td>Current Liabilities</td>
<td></td>
</tr>
<tr>
<td>Net Worth (Paid-up share capital + All reserves - Accumulated losses)</td>
<td></td>
</tr>
<tr>
<td>Other Member</td>
<td>Total Assets</td>
</tr>
<tr>
<td>Current Assets</td>
<td></td>
</tr>
<tr>
<td>Total Liabilities</td>
<td></td>
</tr>
<tr>
<td>Current Liabilities</td>
<td></td>
</tr>
<tr>
<td>Net Worth (Paid-up share capital + All reserves - Accumulated losses)</td>
<td></td>
</tr>
<tr>
<td>Other Member</td>
<td>Total Assets</td>
</tr>
<tr>
<td>Current Assets</td>
<td></td>
</tr>
<tr>
<td>Total Liabilities</td>
<td></td>
</tr>
<tr>
<td>Current Liabilities</td>
<td></td>
</tr>
<tr>
<td>Net Worth (Paid-up share capital + All reserves - Accumulated losses)</td>
<td></td>
</tr>
</tbody>
</table>

#: Revaluation reserves to be excluded

Certificate from the Statutory Auditor

This is to certify that.................(name of the Bidder) has Profit After Tax (PAT) shown above against the respective years on account of Consultancy Business.

This is to certify that.................(name of the Bidder) has Net Worth shown above against the respective years.
Name of the auditor issuing the Certificate:

Name of the audior’s Firm

Seal of the auditor’s Firm

Date:

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

**Note 1:** The Bidder should provide the Financial Capability based on its own financial statements. Financial Capability of the Bidder’s parent company or its subsidiary or any associate company will not be considered for computation of the Financial Capability of the Bidder.

**Note 2:** Any Bidder should fill in details as per the row titled Sole Bidder and ignore the row below. In case of a Consortium, ignore the first row and provide relevant details of all the members i.e. Lead Member and Other Members of the Consortium in the subsequent row substantiated with their respective Auditor’s certificates. In case of a Consortium, the information above should be provided for all the members of the consortium.
Appendix 6 – Bidder’s Profile

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

2. Include organizational chart, a list of Board of Directors, and beneficial ownership
Appendix 6A— Format for Brief Summary Experience of the Bidder

[An outline of the recent experience of the Bidder that is most relevant to the assignment. In the case of a Consortium, information on similar assignments shall be provided for each member. For each assignment, the outline should indicate the names of the Bidder’s Key Experts and Sub-consultants who participated, the duration of the assignment, the contract amount (total and, if it was done in a form of a joint venture or a sub-consultancy, the amount paid to the Consultant), the area details, and the Consultant’s role/involvement]

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

Applicant/ Legal Name: [insert full name]
Date: [Insert day, month, year]
Consortium Members Legal Name: [insert full name]                  Lead Member or Other Member: [Please write as applicable]

List only previous similar assignments successfully completed in the last 10 years. List contracts chronologically, according to their commencement (starting date)

<p>| S. No. | Sub Criteria* | Experience | | | | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 1 | (a) Experience in preparing master plans or equivalent* for various Eligible Projects (minimum two) with an aggregate area as shown. At least 1 project should be done in country other than India *Master Plan or equivalent Experience means experience in preparation of Master Plans/ Master Plan Review/ Development plan Regional/Sub-Regional Plans in GIS format. Note: Experience in City Development Plans (CDP) prepared for JnNURM funding / | Applicant/Legal Name | Duration | Assignment name | Name of Client &amp; Country of Assignment | Approx. Contract value (in equivalent)/ Amount paid to your firm | Project Area details in Sq Km | Brief Role on the Assignment | Certificate from the client provided Duration |
|  | | [Insert name of the Bidder] and details [Sole Bidder or Lead Member/Other Member in case of consortium] | [e.g., Jan.2009– Apr.2010] | (e.g., “Preparation of master plan for …….”) | [e.g., Ministry of ……., country] | [e.g.,INR 01 Cr.] | | [e.g., Lead partner in a JV A&amp;B&amp;C] | Yes/No | a. Copy of agreement/if international then apostille; b. Copy of completion certificate; [Issued by Competent Authority] |
|  | | [Insert name of the Bidder] and details [Sole Bidder or Lead Member/Other Member in case of consortium] | [e.g., Jan-May 2008] | (e.g., “Preparation of master plan for …….”) | [e.g., municipality of……., country] | [e.g.,INR 2 Cr.] | | [e.g., sole Consultant] | Yes/No | Copy of agreement/if international then apostille; |
| 2 | (b) Experience in DPR preparation incl. detailed spatial and infrastructure planning for Greenfield Residential Township, having land-use and product mix related to Residential, commercial and social for each project of minimum area 360 acres. Residential includes; Villas, plotted housing, apartments etc., Commercial includes: Retail, commercial, hotels, service apartments, multiplex etc. Social facilities includes schools college, social cultural institutes, hospitals, medical centre etc. | [Insert name of the Bidder] and details [Sole Bidder or Lead Member/Other Member in case of consortium] | [e.g., Jan.2009–April.2010] | [e.g., “Preparation of master plan for……..”] | {e.g., Ministry of………, country} | {e.g., INR 01 Cr.} | (e.g., Lead partner in a JV A&amp;B&amp;C) | Yes/No | Copy of agreement/ if international then apostille; | Copy of completion certificate; [Issued by Competent Authority] |
|   |   | [Insert name of the Bidder] and details [Sole Bidder or Lead Member/Other Member in case of consortium] | [e.g., Jan.2009–April.2010] | [e.g., “Development of Residential Township;”] | {e.g., Ministry of………, country} | {e.g., INR 01 Cr.} | (e.g., Lead partner in a JV A&amp;B&amp;C) | Yes/No | Copy of agreement/ if international then apostille; | Copy of completion certificate; [Issued by Competent Authority] |
|   |   | [Insert name of the Bidder] and details [Sole Bidder or Lead Member/Other Member in case of consortium] | Jan-May 2008 | “Development of Residential Township;” | {e.g., municipality of………, country} | {e.g., INR 2 Cr.} | (e.g., sole Consultant) | Yes/No | Copy of agreement/ if international then apostille; | Copy of completion certificate; [Issued by Competent Authority] |</p>
<table>
<thead>
<tr>
<th></th>
<th>Experience in undertaking detailed feasibility study for infrastructure planning/retrofitting/redevelopment of brown field area of tourism/spiritual/religious/heritage/pilgrimage nature for each project of minimum area of 9.5 Sq.Km</th>
<th>[Insert name of the Bidder] and details [Sole Bidder or Lead Member/Other Member in case of consortium]</th>
<th>To be submitted as per the format above</th>
</tr>
</thead>
</table>
|   | Experience of preparation of city level Detailed Project reports (DPRs) in any of the following sectors:  
  a. Water Supply system / Storm Water drainage / Sewerage System  
  Or  
  b. Solid Waste Management | [Insert name of the Bidder] and details [Sole Bidder or Lead Member/Other Member in case of consortium] | To be submitted as per the format above |
|   | Experience in city wide transportation planning, such as: comprehensive mobility plan / City wide parking plan / DPRs for city wide urban transportation infrastructure projects | [Insert name of the Bidder] and details [Sole Bidder or Lead Member/Other Member in case of consortium] | To be submitted as per the format above |
| 6 | (f) Experience in preparing the city level economic assessment based on growth drivers / financial plans / business plans / city investment plans for city’s financial sustainability and planning. | To be submitted as per the format above |

*: Refer Clause 4.4. for Sub criteria

Note: For similar assignments successfully completed, copy of agreement/if international then apostille; and copy of completion certificate issued by Competent Authority showing the name of the assignment, period (date of commencement, date of completion (Original completion date as per contract, revised completion date (if any), actual completion date), amount (original contract amount, revised contract amount after variation (if any)), area details needs to be attached with the assignment.
Appendix 6B- Format of Assignment Details of the Bidder

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

Applicant/ Legal Name: [insert full name]  
Consortium Members Legal Name: [insert full name]  
Lead Member or Other Member: [Please write as applicable]

Use separate sheet for each project and for different Criteria.

<table>
<thead>
<tr>
<th>Assignment name:</th>
<th>Approx. value of the contract (in INR):</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(if the other Currency pls mention the conversion rate taken for INR conversion)</td>
</tr>
<tr>
<td>Country/ Location within country:</td>
<td>Duration of assignment (months):</td>
</tr>
<tr>
<td>Name of Client:</td>
<td>Total No of staff-months of the assignment:</td>
</tr>
<tr>
<td>Address:</td>
<td>Approx. value of the services provided by the bidder under the contract (in INR):</td>
</tr>
<tr>
<td>Start date (month/year):</td>
<td>Completion date (month/year): No of professional staff-months provided by associated Agency/ies:</td>
</tr>
<tr>
<td>Project Area (in Sq Km)</td>
<td>(The project area details need to be substantiated by relevant documents Client Certificate/Completion Certificate/Contract Agreement details)</td>
</tr>
</tbody>
</table>

Narrative description of Project:

Description of actual services provided by your staff within the assignment:

Note: For similar assignments successfully completed, Copy of agreement/if international then apostille and Copy of completion certificate issued by Competent Authority showing the name of the assignment, period (date of commencement, date of completion (Original completion date as per contract, revised completion date (if any), actual completion date), amount (original contract amount, revised contract amount after variation (if any)) area details, needs to be attached with the assignment.
Appendix 6C- Profile of Experts to showcase the strength of the Bidder

Bidders are requested to fill up the number of experts available under the given category as per the below format.

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

Applicant/ Legal Name: [insert full name]

Consortium Members Legal Name: [insert full name]  Lead Member or Other Member: [Please write as applicable]

<table>
<thead>
<tr>
<th>Disciplines</th>
<th>Experience Profile of the Expert</th>
<th>Number of Experts Available with the Firm</th>
<th>Name of the Firm</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Category 1 - City Planning &amp; Design</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Urban &amp; Regional Planners,</td>
<td>More than 15 years</td>
<td>[Insert Number]</td>
<td>[Insert]</td>
</tr>
<tr>
<td></td>
<td>8 to 15 years</td>
<td>[Insert Number]</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Less than 8 years and more than equal to 5 Years</td>
<td>[Insert Number]</td>
<td></td>
</tr>
<tr>
<td><strong>Category 2 – Business &amp; Financial Planning</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Financial Expert</td>
<td>More than 15 years</td>
<td>[Insert Number]</td>
<td></td>
</tr>
<tr>
<td></td>
<td>8 to 15 years</td>
<td>[Insert Number]</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Less than 8 years and more than equal to 5 Years</td>
<td>[Insert Number]</td>
<td></td>
</tr>
<tr>
<td><strong>Category 3 - Infrastructure Planning &amp; Development</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Infrastructure Expert including Water Supply, Sewerage, Drainage, Solid Waste Management Utilities expert</td>
<td>More than 15 years</td>
<td>[Insert Number]</td>
<td></td>
</tr>
<tr>
<td></td>
<td>8 to 15 years</td>
<td>[Insert Number]</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Less than 8 years and more than equal to 5 Years</td>
<td>[Insert Number]</td>
<td></td>
</tr>
<tr>
<td><strong>Category 4 – Transportation</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Urban Transportation Specialist</td>
<td>More than 15 years</td>
<td>[Insert Number]</td>
<td></td>
</tr>
<tr>
<td></td>
<td>8 to 15 years</td>
<td>[Insert Number]</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Less than 8 years and more than equal to 5 Years</td>
<td>[Insert Number]</td>
<td></td>
</tr>
<tr>
<td><strong>Category 5 – Heritage &amp; Tourism</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Heritage Conservation &amp; Tourism Expert</td>
<td>More than 15 years</td>
<td>[Insert Number]</td>
<td></td>
</tr>
<tr>
<td></td>
<td>8 to 15 years</td>
<td>[Insert Number]</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Less than 8 years and more than equal to 5 Years</td>
<td>[Insert Number]</td>
<td></td>
</tr>
</tbody>
</table>

**A Bidder has to necessarily have experts in all Categories to be able to qualify**

The Bidder has to showcase the strength of the Bidder by taking into consideration the number of professional staff that are fulltime regular employees of the Firm.
Appendix 6D (i): Brief Expert profile with core Competencies

Bidders are requested to fill up the number of experts available under the given category as per the below format.

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

Applicant/ Legal Name: [insert full name]

Consortium Members Legal Name: [insert full name] Lead Member or Other Member: [Please write as applicable]

[The detail provided in the table should be co-terminus to the information provided in the Appendix 6 C]

<table>
<thead>
<tr>
<th>Disciplines</th>
<th>Experience Profile of the Expert</th>
<th>Number of Experts Available with the Firm</th>
<th>Name of the Firm</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Category 1 – City Planning &amp; Design</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Urban &amp; Regional Planners</td>
<td>Phd or Higher in relevant discipline</td>
<td>[Insert Number]</td>
<td>[Insert]</td>
</tr>
<tr>
<td></td>
<td>Post Graduation/Master in relevant discipline</td>
<td>[Insert Number]</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Graduation in relevant discipline</td>
<td>[Insert Number]</td>
<td></td>
</tr>
<tr>
<td><strong>Category 2 – Business &amp; Financial Planning</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Financial Expert</td>
<td>Phd or Higher in relevant discipline</td>
<td>[Insert Number]</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Post Graduation/Master in relevant discipline</td>
<td>[Insert Number]</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Graduation in relevant discipline</td>
<td>[Insert Number]</td>
<td></td>
</tr>
<tr>
<td><strong>Category 3 - Infrastructure Planning &amp; Development</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Infrastructure Expert including Water Supply, Sewerage, Drainage, Solid Waste Management Utilities expert</td>
<td>Phd or Higher in relevant discipline</td>
<td>[Insert Number]</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Post Graduation/Master in relevant discipline</td>
<td>[Insert Number]</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Graduation in relevant discipline</td>
<td>[Insert Number]</td>
<td></td>
</tr>
<tr>
<td><strong>Category 4 – Transportation</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Urban Transportation Specialist</td>
<td>Phd or Higher in relevant discipline</td>
<td>[Insert Number]</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Post Graduation/Master in relevant discipline</td>
<td>[Insert Number]</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Graduation in relevant discipline</td>
<td>[Insert Number]</td>
<td></td>
</tr>
<tr>
<td><strong>Category 5 – Heritage &amp; Tourism</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Heritage Conservation &amp; Tourism Expert</td>
<td>Phd or Higher in relevant discipline</td>
<td>[Insert Number]</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Post Graduation/Master in relevant discipline</td>
<td>[Insert Number]</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Graduation in relevant discipline</td>
<td>[Insert Number]</td>
<td></td>
</tr>
</tbody>
</table>

** The consultant to refer to clause 3.3 of this REOI for relevant desirable qualification. Please note that only highest educational degree/qualification should be considered while filling the information on the Number of Experts available with the Firm for the given category.
The Bidder has to showcase the strength of the Bidder by taking into consideration the number of professional staff that are fulltime regular employees of the Firm.
Appendix 6D (ii): Brief Expert profile with core Competencies

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

Applicant/ Legal Name: [insert full name]
Consortium Members Legal Name: [insert full name] Lead Member or Other Member: [Please write as applicable]

[The detail provided in the table should be co-terminus to the information provided in the Appendix 6 C, 6D(i)]

<table>
<thead>
<tr>
<th>S.N.</th>
<th>Name</th>
<th>Designation, Firm</th>
<th>Years of experience</th>
<th>Qualification (Starting from Highest Educational Qualification)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Category 1 - City Planning &amp; Design (Total number of Experts in this category……..)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Category 2 –Business &amp; Financial Planning (Total number of Experts in this category……..)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Category 3 - Infrastructure Planning &amp; Development (Total number of Experts in this category……..)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Category 4 – Transportation (Total number of Experts in this category……..)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Category 5 – Heritage &amp; Tourism (Total number of Experts in this category……..)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

** The consultant may refer to table 3.3 for relevant qualification

The Bidder has to showcase the strength of the Bidder by taking into consideration the number of professional staff that are fulltime regular employees of the Firm
Appendix 6E- Comments and Suggestions on the Terms of Reference (ToR)

Comments and suggestions on the Terms of Reference that could improve the quality/effectiveness of the assignment and on requirements for counterpart staff and facilities, which are provided by the Client, including: administrative support, office space, local transportation, equipment, data, etc

A - On the Terms of Reference

{Improvements to the Terms of Reference, if any}

B - On Counterpart Staff and Facilities

{Comments on counterpart staff and facilities to be provided by the Client. For example, administrative support, office space, local transportation, equipment, data, background reports, etc., if any}
Appendix 7 - Format for Affidavit Certifying that Entity / Director/s of Entity are not Black-listed
(On a Stamp Paper of relevant value)

Affidavit

I M/s. ……………… (Sole Bidder / Lead Member/ Other Member /s)), (the names and addresses of the
registered office) hereby certify that we or any of our promoter/s / director/s are not barred or blacklisted
by any State Government or Central Government / Department / Agency/PSU in India from participating
in Project/s, either individually or as member of a Consortium as on ________________.

We further confirm that we are aware that as per Clause 2.5 (b), our Application for the captioned Project
would be liable for rejection in case any material misrepresentation is made or discovered with regard
to the requirements of Clause 2.1 (c) or 2.1 (d) any stage of the Shortlisting / selection Process or
thereafter.

Dated this ………………… .Day of …………………., 2020.

Name of the Bidder …………………………….

Signature of the Authorised Person

………………………………………….

Name of the Authorised Person

Note:
To be executed separately by all the Members in case of Consortium
Appendix 8 - Format for Memorandum of Understanding (MOU)

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

This Memorandum of Understanding (MoU) entered into this _____day of ________ 2020 at __________ among_______ and having its registered office at _______. (hereinafter referred as “________”, which expression unless repugnant to the context or meaning thereof includes its successors and permitted substitutes) of the First Part

and

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

and

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

WHEREAS ………………………………….Client, has invited Request for Expression of Interest (REOI) from entities interested for REOI for Appointment of Consultant to prepare the Vision, Implementation strategy and Integrated infrastructure plan for Ayodhya , (“Project”) as per the terms contained in the REOI Document.

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

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

1. That the roles and the responsibilities of each Party at each stage of the Project shall be as follows:

2. That the Parties shall be jointly and severally liable for the execution of the Projects arising from the States, Union Territories, as the case may be and in accordance with in accordance with the terms of the Contract Agreement to be executed on award of the such Projects.

3. That this MoU shall be governed in accordance with the laws of India and courts in Lucknow shall have exclusive jurisdiction to adjudicate disputes arising from the terms herein.

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

1. First Party

2. Second Party

3. Third Party

Witness:
Appendix-9: Instructions to access E tendering system

Instructions and minimum requirements to access the E tendering system may be downloaded from the URL below:

https://etender.up.nic.in/nicgep/FrontEndFileDownloadServlet?marap=U2lYN0xoVk5IN1drV3ZSZEpNZDNDDd1pzR3RBZkFrbbVZxNGc4RIIVzaEIEY1EvS3Y1OGR3aGtaTjuT3YzTGNlIdi9BUDFoMFRI0ZDLwpvWXN0V2NBaW1RPT0=
## APPENDIX-10: Indicative Time Schedule for RFP

<table>
<thead>
<tr>
<th>Event Description</th>
<th>Indicative Timeline (in Days)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date of Issue of RFP</td>
<td>D</td>
</tr>
<tr>
<td>Last Date for receiving queries</td>
<td>D+5 Days</td>
</tr>
<tr>
<td>Pre- Bid Meeting</td>
<td>D+7 Days</td>
</tr>
<tr>
<td>Publication of final RFP</td>
<td>D+ 10 Days</td>
</tr>
<tr>
<td>Last Date of Submission of RFP by bidder</td>
<td>D+ 26 Days</td>
</tr>
<tr>
<td>Date of opening of Bids</td>
<td>D+ 26 Days</td>
</tr>
<tr>
<td>Evaluation of Bid</td>
<td>D+ 36 Days</td>
</tr>
<tr>
<td>Issue of LOA</td>
<td>D+ 40 Days</td>
</tr>
</tbody>
</table>