



**Gorakhpur Industrial Development Authority
Sec.-7, GIDA, Gorakhpur**

File No: _____
24.07.2020

dt:

Request For Proposal

Gorakhpur Industrial Development Authority (GIDA) is requesting for proposals from firms/agencies for **“Preparation of GIS based Master Plan & sectoral plan for development of industrial corridor Dhuriyapar of 5500 acres (approx.)”** area.

The RfP document will be available online on our website <http://gidagkp.org> 27.07.2020 onwards. For details please visit the above-mentioned link. Interested firms/ agencies shall submit their response in the prescribed formats along with all the relevant documents on or before 28.08.2020, 17:00 hrs, on the address mentioned below:

**Chief Executive Officer, GIDA
Gorakhpur Industrial Development Authority
(GIDA)
Sec.-7, GIDA, Gorakhpur-273212**

**Sd/- Chief Executive Officer,
Gorakhpur Industrial Development Authority
(GIDA)**

Request for Proposal
for
Selection of “Consultant for preparation of GIS
based Master Plan & sectoral plan for development
of industrial corridor Dhuriyapar of 5500 acres
(approx.) area.”
at
Gorakhpur Industrial Development Authority

27.07.2020



Gorakhpur Industrial Development Authority,
Gorakhpur

Disclaimer

The information contained in this Request for Proposal ("RFP") document or subsequently provided to Bidder(s), whether verbally or in documentary or any other form, by or on behalf of GIDA (Gorakhpur Industrial Development Authority) or any of its employees or advisors, is provided to Bidder(s) on the terms and conditions set out in this RFP document and such other terms and conditions subject to which such information is provided.

This RFP document is not an agreement and is neither an offer nor invitation by GIDA to the prospective Bidders or any other person. The purpose of this RFP document is to provide interested parties with information that may be useful to them in the formulation of their Proposals to this RFP document. This RFP document does not purport to contain all the information that each Bidder may require. RFP document may not be appropriate for all persons, and it is not possible for GIDA, its employees, consultants or advisors to consider the investment objectives, financial situation and particular needs of each party who reads or uses this RFP document. The statements and information contained in this RFP document may not be complete, accurate, adequate or correct. Each Bidder should, therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the statements and information contained in this RFP document and obtain independent advice from appropriate sources. For the avoidance of doubt, in case a Bidder places reliance on any aforesaid assumptions, assessments, statements, data and information furnished by GIDA and/or its consultants, in this RFP or under any project report etc. then the same shall not in any manner bind/make liable the GIDA and/or its consultants, employees or representatives, to indemnify the Bidder in respect of any loss/damage/costs whatsoever arising out of or in connection with such reliance placed by the Bidder on the aforesaid assumptions, assessments, statements, data and information.

The information given is not intended to be an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. GIDA accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on law expressed herein.

GIDA, its employees and advisors make no representation or warranty and shall have no liability to any person, including any Bidder, under any law, statute, rules or regulations 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 RFP document or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of this RFP document and any assessment, assumption, statement or information contained therein or deemed to form part of this RFP document or arising in any way with short-listing of Bidder(s) for participation in the Selection Process. GIDA also accepts no liability of any nature whether resulting from negligence or otherwise howsoever caused arising from reliance of any Bidder upon the statements contained in this RFP document. The possession or use of this RFP in any manner contrary to any applicable law is expressly prohibited. The Bidders shall inform themselves concerning and shall observe any applicable legal requirements. The information does not purport to be comprehensive or to have been independently verified. Nothing in this RFP shall be construed as legal, financial or tax advice.

GIDA may, in its absolute discretion but without being under any obligation to do so, update, amend or supplement the information or assessment contained in this RFP document.

The issue of this RFP document does not imply that GIDA is bound to short-list Bidders for next stage of the Selection Process for the Project and GIDA reserves the right to reject all or any of the Proposals without assigning any reasons whatsoever.

The Bidder shall bear all its costs associated with or relating to the preparation and submission of its Proposal including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by GIDA or any other costs incurred in connection with or relating to its Proposal. All such costs and expenses will remain with the Bidder and GIDA shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by any Bidder in preparation or submission of the Proposal, regardless of the conduct or outcome of the Selection Process.

The Bidders are prohibited from any form of collusion or arrangement in an attempt to influence the selection and award process of the Proposal. Giving or offering of any gift, bribe or inducement or any attempt to any such act on behalf of the Bidder towards any officer/employee/ advisor/ representative of GIDA or to any other person in a position to influence the decision of GIDA for showing any favour in relation to this RFP or any other contract, shall render the Bidder to such liability/penalty as the GIDA may deem proper, including but not limited to rejection of the Proposal of the Bidder and forfeiture of its Proposal Security.

Laws of the Republic of India are applicable to this RFP.

Notice inviting Tender

1. Gorakhpur Industrial Development Authority (GIDA) invites sealed responses from firms/ agencies meeting the eligibility criteria, for **“Consultant for preparation of GIS based Master Plan & sectoral plan for development of industrial corridor Dhuriyapar of 5500 acres (approx.) area.”** at GIDA.
2. The RfP document can be downloaded from the GIDA website i.e. <http://gidagkp.org>.
3. Details such as technical eligibility, financial eligibility, date and time for pre-bid meeting, scope of work is provided in the RfP document.
4. Only firms/ agencies meeting the eligibility criteria are requested to submit the proposal.
5. Sealed complete proposals should reach the undersigned through registered post/ speed post or courier service and mailed to tenders.gida@gmail.com up to 17:00 hrs on 28.08.2020 and the proposals shall be opened on 31.08.2020 at 16:00 hrs. Bidders are requested to ensure the presence of their representatives at the time of opening of bid, who must submit an authorization letter from the bidder.
6. The proposals should accompany the Earnest Money Deposit of INR 5,00,000/- and Proposal Fee of INR 10,000/- in the shape of Bank Guarantee (BG)/ NEFT/ RTGS drawn on any of the nationalized/ scheduled bank and payable at Gorakhpur, failing which the bid would be deemed invalid.
7. Please note that no liability will be accepted for difficulties in and or incomplete download of RfP document.
8. The client reserves the right to cancel the entire bid process or part of it, at any stage without assigning any reason thereof.

K R Verma,
Senior Manager, Civil,
Gorakhpur Industrial Development Authority (GIDA)
Sec.-7, Gida Gorakhpur-273212

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1 Project introduction

1.1 Background

Gorakhpur city spread across 144 sq km, is situated on the banks of River Rapti in north-eastern part of Uttar Pradesh. It is the administrative headquarters of Gorakhpur District and Gorakhpur Division and is divided into 70 wards for which elections are held every 5 years. The population of Gorakhpur city is 6.73 lakh comprising of 353,907 males and 319,539 females as per Census 2011.

The Gorakhpur Industrial Development Authority (GIDA) has been formulated under the Uttar Pradesh Industrial Area Development Act, 1976 with an objective to support the planned development of the industrial area falling under the jurisdiction of GIDA in Gorakhpur. It provides services with regard to land allotment for various uses such as residential, commercial, transport, housing and industrial, provision of basic amenities and infrastructure for sites, regulate the construction of buildings and industries and so on.

The GIDA intends to appoint consultants for providing consultancy services for preparing GIS based Master Plan & sectoral plan for development of industrial corridor Dhuriyapar. The project site spanning over 5500 Acres (2300 Ha approx.) is located at, GIDA, Gorakhpur, (U.P). Layout of the proposed is presented in the image below:



Figure: Sector layout plan for proposed development

GIDA invites proposals (the “Proposals”) from the firms for preparing GIS based Master Plan & sectoral plan for development of industrial corridor Dhuriyapar of 5500 acres (approx.) area. GIDA intends to select the consultant through an open competitive bidding process in accordance with the procedure set out in this RfP.

1.2 Data Sheet

Sl.No	Item	Details
1.	Project name	Selection of “Consultant for preparation of GIS based Master Plan & sectoral plan for development of industrial corridor Dhuriyapar of 5500 acres (approx.) area.”, at Gorakhpur Industrial Development Authority.
2.	Nodal Officer (for any clarification)	K R Verma Senior Manager, Civil Gorakhpur Industrial Development Authority (GIDA) Sec.-7, Gida Gorakhpur-273212 Office No: 0551-2580010,2580090, tenders.gida@gmail.com .
3.	Publication of RFP	24.07.2020
4.	Documents download (start time)	27.07.2020 11:00 hrs Document can be downloaded from at http://gidagkp.org
5.	Last date for submission of queries	07.08.2020 Note: 1. All queries need to be submitted through mail to tenders.gida@gmail.com clearly mentioning the subject: “Queries for the project titled: “Consultant for preparation of GIS based Master Plan & sectoral plan for development of industrial corridor Dhuriyapar of 5500 acres (approx) area”, at Gorakhpur Industrial Development Authority. 2. No queries submitted after 07.08.2020, 16:00 hrs would be discussed/ answered/ entertained. 3. For any required information, bidders can contact: • K R Verma, Senior Manager, Civil, Ph: - 9582793069
6.	Pre-bid meeting	10.08.2020 at 15:00 hrs
7.	Link for virtual Pre-bid meeting	Click Here for joining the virtual pre-bid meeting
8.	Date of submission of soft copy proposal	25.08.2020, 17:00 hrs Soft copy of the proposal to be submitted to tenders.gida@gmail.com . Note: Financial Bid should be password protected and should be provided to the authority at the time of opening of financial bid.
9.	Date of submission of hard copy of Technical & Financial Bid, Earnest Money Deposit (EMD) and Proposal fee	28.08.2020, 17:00 hrs Note: There should be no difference in submission of soft and hard copy, in case any difference is found, soft copy will be considered as final.
10.	Bid submission address	Gorakhpur Industrial Development Authority (GIDA) Sec.-7, GIDA Gorakhpur-273212
11.	Earnest Money Deposit (EMD) – refundable	INR 5,00,000 /- (Rupees Five Lakhs only) by Bank Guarantee (BG)/ NEFT/ RTGS from a nationalized/ scheduled bank and payable at Gorakhpur along with minimum validity of 90 days from date of submission of the bids. Payable in the name of Gorakhpur Industrial Development Authority, Gorakhpur.

Sl.No	Item	Details
12.	Proposal Fee (non-refundable)	INR 10,000 /- (Rupees Ten Thousand only) by Bank Guarantee (B.G)/ NEFT/ RTGS from a nationalized/ scheduled bank and payable in Gorakhpur. Payable in the name of Gorakhpur Industrial Development Authority, Gorakhpur.
13.	Account Details for online transfer of EMD/Proposal Fee	A/C Name: Gorakhpur Industrial Development Authority (GIDA) A/C Number: 6332000100000414 IFSC Code: PUNB0633200 Bank: Punjab National Bank, GIDA, Gorakhpur
14.	Opening of bids	31.08.2020 by 16:00 hrs at Gorakhpur Industrial Development Authority (GIDA), Sec.-7, Gida Gorakhpur-273212
15.	Proposal Presentation Date	04.09.2020
16.	Bidding Model	Single Bidder/ Joint Venture/ Consortium is allowed to participate
17.	Period of contract	8 Months
18.	Estimated cost of consultancy work	INR 40 Lakhs
19.	Validity of the Proposal	Proposals must remain valid for 180 calendar days after the proposal submission deadline

1.3 Pre-qualification Criteria

Before opening and evaluation of the technical proposals, bidder's eligibility would be evaluated to assess their compliance to the following pre-qualification criteria. Bidders failing to meet these criteria or not submitting requisite proof for supporting pre-qualification criteria are liable to be rejected at the preliminary level.

Sl.No	Category	Criteria	Documents required
1.	Organization Information	The Bidder should be an organization incorporated or operating in India for at least last Ten (10) complete Financial Years as on published date of RFP	Certificate of Incorporation
2.	Earnest Money Deposit (EMD)	INR 5,00,000/- (Rupees Five Lakhs only) by Bank Guarantee (BG)/ NEFT/ RTGS from a nationalized/ scheduled bank and payable in Gorakhpur along with minimum validity of 90 days from date of submission of the bids. Payable in the name of Gorakhpur Industrial Development Authority, Gorakhpur.	The original BG/ proof of payment through NEFT/ RTGS must be furnished Scanned copy of the BG/ proof of payment through NEFT/ RTGS must be submitted as a part soft copy submission
3.	Proposal Fee	INR 10,000 /- (Rupees Ten Thousand only) by Bank Guarantee (BG)/ NEFT from a nationalized /Scheduled bank and payable in Gorakhpur. Payable in the name of Gorakhpur Industrial Development Authority, Gorakhpur.	The original BG/ proof of payment through NEFT/ RTGS must be furnished Scanned copy of the BG/ proof of payment through NEFT/ RTGS must be submitted as a part soft copy submission
4.	Technical capability	Experience in preparation of at least 2 (two) project of Master Plan and sectoral planning for trunk infrastructure of Industrial/ Residential Townships, SEZ's or Urban Infrastructure Projects spread over minimum 1000 Ha area with project costs more than Rs. 1 Crore or above during the last ten years will only be	Citation of the project and Copy of Agreement/ Work Order/ Completion Certificate issued by the client show casing the nature of work performed and value

Sl.No	Category	Criteria	Documents required
		considered. Experience in preparation of Detailed Master Planning of SEZ, Industrial Park, Area Development and project of similar nature in abroad of at least 1000 Ha. during the last ten years.	
5.	Annual turnover	The bidder shall have minimum INR 25 Crores average Annual Turnover during the last 3 (Three) Financial Years	Copies of Balance Sheets and Profit & Loss statements endorsed by the Statutory Auditor of the bidder for the 3 (Three) Financial Years as mentioned
6.	Non-blacklisting	The bidding company should not have been blacklisted by any Government Department, Ministry or Agency for breach of ethical conduct or fraudulent practices in any of the last 5 years.	A self-declaration by the authorized person of the bidding company in their letter head with seal and sign
7.	Mandatory documents related to the entity	Valid Copies of PAN Card, GST registration certificate.	Copy of the certificates as mentioned

1.4 Pre-bid meeting

- Pre-bid Meeting of the Bidders shall be convened virtually on the designated date and time, as indicated in the Data Sheet.
- During the course of Pre-Proposal Meeting, the Bidders will be free to seek clarifications and make suggestions for consideration of GIDA. GIDA shall endeavour to provide clarifications and such further information as it may, in its sole discretion, consider appropriate for facilitating a fair, transparent and competitive Selection Process.
- Non-attendance at the pre-proposal meeting will not be a cause for disqualification of a Bidder.
- Bidders are requested to use the below link for joining the virtual pre bid meeting.
[Click Here](#)

1.5 Instruction to Bidders

- GIDA issues this RFP to select a bidder for such period as may be specified in the Data Sheet. The name and identification number of this Competitive Bidding procurement are as specified in the Data Sheet.
- These instructions should be read in conjunction with information specific to the consulting services contained in the Notice inviting tender, Data Sheet and accompanying documents.
- The bidder shall be a single entity or a consortium of entities. A Bidder may be a private entity, legal entity, a company, a partnership firm, or a body corporate, incorporated in India or as per applicable laws of the country of its origin.
- The Bidder shall submit Technical and Financial Proposal and selection shall be based on methodology specified in the Data Sheet.
- The Bidder shall submit only one Proposal in its own name.
- The Bidder shall bear all costs associated with the preparation and submission of its proposal and contract negotiation.
- The Client is not bound to accept any proposal and reserves the right to annul the selection process at any time prior to award of the contract without thereby incurring any liability to the bidder

- Consultancy firms (sole firm or lead firm in case of a consortium of Bidders and any of the JV partners) that have been debarred by Government of Uttar Pradesh and/ or any Government agency in India; and the debarment is in force as on date of application; shall not apply as their Proposal will not be entertained.
- GIDA will not be responsible for any delay, loss or non-receipt of RFP document sent by post/ courier. Further, GIDA shall not be responsible for any delay in receiving the Proposal and reserves the right to accept/ reject any or all Proposals without assigning any reason thereof.
- The three parts of the Proposal (Eligibility Document, Technical Proposal and Financial Proposal) must be submitted with all pages numbered serially, along with an index of submission. Document in loose form, etc., shall not be accepted. All figures quoted in the Financial Proposal should be covered with a transparent adhesive tape. In the event, any of the instructions mentioned herein have not been adhered to, GIDA may reject the Proposal.
- Proposals (hard copy) must be received not later than 17:00 hrs 28.08.2020 in the manner specified in the RFP document at the address given below.
- Duly completed Proposal shall be submitted in the office of GIDA as indicated in Data sheet with the EMD in the form Bank Guarantee (BG)/ NEFT/ RTGS along with Bid document fees in the form of Bank Guarantee (BG)/ NEFT/ RTGS in favour of "Gorakhpur Industrial Development Authority", and payable at Gorakhpur.

1.6 Brief description of the selection process

Selection process will be conducted in one stage (collectively referred to as the "Selection Process") for selection of the "Consultant for preparation of GIS based Master Plan & sectoral plan for development of industrial corridor Dhuriyapar of 5500 acres (approx) area" at Gorakhpur Industrial Development Authority. The Proposal should be submitted in three parts in three separate envelopes.

All three envelopes are to be duly marked and put together in one single outer envelope. The three parts of the Proposal are:

- Part 1: Eligibility Document
- Part 2: Technical Proposal and
- Part 3: Financial Proposal

Evaluation process shall consider the evaluation of the Eligibility Document and Technical Proposal (i.e., Part 1 and 2) submitted using formats in Annexure-4. The bidders who scores above 70% aggregate marks following the selection criteria will be shortlisted as explained at Clause 5 – Evaluation process. Those shortlisted bidders shall only be considered for further evaluation provided none of them is in conflict of interest with the Concessionaire.

Financial Proposals (i.e. Part 3) of the Shortlisted bidders will be evaluated on the basis of lowest quote. (Bids to be submitted using formats in Annexure-5).

2 Scope of work:

The proposed scope of work is "Preparation of GIS based Master Plan with suitable zoning and sectoral plan over 5500 acres" for the purpose of firming up the GIDA's requirements in respect of development of the proposed industrial corridor at Dhuriyapar Gorakhpur.

2.1 Broad scope of work

The scope of services envisaged for the preparation of Master Plan is as follows:

- Collection and review of available data
- Site analysis
- Boundary survey
- Market study and demand assessment
- Planning the development needs

- Preparation of GIS based Master Plan with suitable zoning
- Study of Internal & External Infrastructure (Roads, Water, Sewerage, Storm Water, Power, Solid Waste Management)
- Development of sectoral plans & project structuring
- Initial environmental and social impact assessment
- Project Implementation Plan

2.2 Detailed scope of work

1. Collection and review of available data

On award of work, consultant shall collect the available data from GIDA/parastatal agencies and from other sources relevant to the project. The consultant shall also identify the additional data and collect the same from the concerned authorities.

2. Site analysis

The consultant shall carry out an analysis of the proposed site and its surroundings. The site analysis shall include

- Location study
- Hinterland connectivity (Road, Rail, Port and Airport)
- Condition of existing roads and traffic pattern
- Socio-economic profile
- Available social infrastructure
- Existing and proposed developments in the region
- Land use pattern, Catchment study
- Existing visible utilities
- Details of nearby water sources, power and status of availability for the project
- Identification of environmentally/ecologically sensitive areas

The above information shall be supported with the data reference and maps of relevant scale (wherever applicable).

3. Market Study and Demand Assessment

The Consultant shall review the findings of the perspective plan and information related to economic sectors and industry types to carry out a focused market survey and demand assessment specific to the proposed Industrial Corridor for the next 25 years. The tasks expected to be carried out as part of the study include:

a. Market Study

- A macroeconomic review of the region to assess regional and locational strengths and constraints and analysing the investment climate with respect to existing resources and potential sectors that would influence the successful development of the proposed project;
- Competitor analysis for similar developments in the project area and sub-region and Demand Assessment to analyse future development prospects, identify target sectors/markets based on the competitive and comparative advantage to enhance the pace of economic development, and ensure balanced development.
- This detailed overview includes the details of existing clusters, classification of existing heavy engineering industry, backward linkages for raw material and technology, forward linkages (markets and marketing channels), share in national production/ exports, segment wise number of units, turnover, exports, employment, etc.
- Developing the estimate for the likely space demand from the identified target industries for space within the project.

- Special infrastructure requirements to market the project to targeted companies. Identify services that could help the project, such as retail, community level facilities and so on, or that could exploit location-specific resources;
- An analysis of the regulatory and policy scenario and institutional mechanism along with the incentives offered by the Central/State Government. In addition, the consultant will identify policy incentives available as per Central and State Government policies for applicable industries to promote industrialization (sector specific policies/support programmes, support under a policy for MSME or pro-industries etc.)
- Inventory of existing, on-going and proposed land use, industry and infrastructure development initiatives in the vicinity of the proposed project area;
- Development of a product mix to be used as a basis for master planning of the project which will include among other things, a list of industries and activities with land requirements, estimate of land and building area for commercial, retail, institutional and supporting amenity developments along with an estimate of housing demand by housing type, with number of resident population, and employment estimates.
- Study of Economic and Investments Scenario in Uttar Pradesh including the trends in economy, investment attractiveness, comparison with other states and regions, leading destinations of investments, attractiveness of proposed hub from the view of foreign investor etc., shall be studied.
- Study the upcoming and proposed major infrastructure developments in the hinterland.
- Carry out SWOT analysis
- Carry out one to one interaction with segment wise key players in the and elicit their expansion plans and their requirements.
- Organize stakeholder consultations and extract the view of the prospective tenants into the proposed industrial region.

b. Benchmarking with other industrial corridor plans.

Consultant shall examine similar hubs/estates being planned elsewhere and benchmark the proposed industrial region in terms of

- Land usage mix with the area under commercial, residential, recreational, public and semi-public amenities
- Support infrastructure such as truck terminals, warehouses, service units, parking, testing labs, training and research centers etc.
- Business facilities such as convention centre, conference halls, exhibition centers.
- Social infrastructure such as medical facilities, community centers, post office, banks, educational institutions etc.

c. Demand Assessment

The Demand for the proposed industrial corridor shall be assessed taking into account the trends in industrial growth, macro-economic and demographic indicators and the location's potential to attract end users. The assessment shall include demand projections for each of the development components over the project period. The phasing of the development would be based on the demand potential identified.

- Target groups perceptions & requirements
 - ❖ Perception about the location
 - ❖ Relocation/Expansion/Investment plans
 - ❖ Preferred space profile sale/lease terms and utility pricing policies
 - ❖ Regulatory framework and Government support requirement related inputs.
- Choosing appropriate activities/products

The consultant shall adopt the following approach in selecting the products/activities after successive rounds of elimination:

- ❖ List all major products and activities that may possibly be considered based on market studies and value addition/economic impact criteria.
 - ❖ Determine sectors where the proposed location/region exhibit competitive strengths-skilled human resource, resource base, cost advantage and large domestic markets.
 - ❖ Understand global trends in various sectors especially-outsourcing and contract manufacturing.
 - ❖ Determine the broad domestic and international market potential of the selected activities and shortlist those worth considering.
 - ❖ Identify constraints in entering select sectors based on user perception/attitudes; infrastructure and government policy dictate.
 - ❖ Finalize on industries within each sector in which the local area holds clear advantage-like local skill availability, market access, raw material availability, external infrastructure quality and linkages, foreign FDI interests etc.
- Based on market studies, the consultant shall prepare an implementable marketing strategy

4. Infrastructure Demand

Based on the product mix and the industrial/social facilities defined in the demand assessment, the consultant shall quantify the following infrastructure requirements for proposed industrial region

- Road network along with capacities by assessing the traffic expected from the proposed facilities.
- Estimate the water demand for Industrial and domestic demand based on the defined product mix. Identify the potential water resources and assess its capacity to meet the required demand.
- Estimate the wastewater generation from the proposed facilities. Identify the treatment requirements and plan for reuse/safe disposal
- Estimate the runoff and prepare the storm water management plan for the proposed site.
- Estimate the waste generation form the proposed site and land requirement for establishing treatment unit.
- Estimate the power demand for the Industrial, commercial, social and other supporting infrastructure facilities. Identify nearest source for drawing the power.

5. GIS Based Master Plan

The preparation of a Detailed GIS based Master Plan with suitable zoning will be preceded by the formulation key design and development principles for the Master Plan. Among other things these will include KPIs (Key Performance Indicators) for sustainable development. These principles and KPIs will also become the basis of evaluation for three master plan options to be developed and presented to the client for their consideration. Each of the concepts will at a minimum include the following:

- Overall illustrative master plan at a scale of 1:2500 illustrating general delineation of proposed land uses, building massing, vehicular and pedestrian circulation, open space relationships, and development character
- Circulation plan at the level of arterial, sub-arterial and collector street network, including site ingress/egress, vehicular circulation patterns, pedestrian circulation and vehicular parking
- Broad location, demand and plots identified for various infrastructure components including but not limited to water, sewerage, drainage, power, gas and telecommunication infrastructure
- Preliminary open space plan

- Land and building area statement with ground coverage, FSI, building mass and bulk metrics.
- In consultation with the client, carry out an assessment of the three-concept master plans using the KPIs and assessment criteria and provide recommendation on the preferred master plan.
- Draft master plan should be submitted to client for the review and modification if any.

Develop the Client approved master plan option with the following:

- Overall illustrative master plan at a scale of 1:2500 illustrating final delineation of proposed land uses, building massing, vehicular and pedestrian circulation, open space relationships, and development character
- Circulation plan at the level of arterial, sub-arteria and collector street network, including site ingress/egress, vehicular circulation patterns, pedestrian circulation and vehicular parking
- Firm location and plots identified for various infrastructure components including but not limited to water, sewerage, drainage, power, gas and telecommunication infrastructure.
- Final open space plan and landscape development strategy.
- Up to 5 final high-quality 3D aerial or eye-level renderings for design theme and character of the development.
- Final land and building area statement with ground coverage, FSI, building mass and bulk metrics.

Detailing of the final Master plan shall include the following:

- Land use mix and land area allocation for various uses in a form of land use map with illustrative building footprints and tabulation of land areas.
- Identification of Right-of-Way for all major utility corridors, transportation networks etc.
- Urban Design guidelines to supplement statutory development control regulations to bring about a cohesive development pattern and design element into the development.
- Numbered plot plan with sizing for each developable parcel within the proposed development.
- Schematic representation of key design features within the development like gateways, key nodes, junctions, plazas etc., as a guidance for development by the clients in the future.
- Open space and landscape strategy with typical details for three typologies of landscape – maintained parks and gardens with hardscape, softscape and street/park furniture; basic ground covered landscape areas with shrubs and planting; natural areas with native vegetation and managed landscapes.
- Prepare a 4-minute 3D aerial fly-through video (with background score and narration) of the Detailed Master Plan, highlighting the thematic elements, the quality of the built environment including scale and massing of the buildings, landscape in order to convey the economic context and business advantages of the proposed development.

6. Study of External Infrastructure

- **Road Connectivity-** Consultant should study the present condition of the access road leading to the project site. Traffic studies need to be carried out to assess the existing traffic density. Generated traffic and induced traffic shall be estimated and the condition of the existing access road to be provided along with suggestions for improvement.
- **Water-** Based on the identified source of water, the consultant shall design the facilities required for drawing the water from the source to the proposed facility.
- **Sewerage Network-** Consultant shall prepare sewerage network plan as per the estimated demand.
- **Storm Water Management-** Consultant shall prepare storm water management plan.
- **Power-** Consultant shall provide the details for drawing the power from the identified substation to the proposed facility.

7. Preparation of Sectoral Plans

- Identify the different sector which need to be plan in proposed site as per the bylaws.

- Sector specific plan should be made along with complete details such as road network, water supply facilities, sewerage network etc.

8. Project Structuring for Implementation the Project

Different implementation options shall be analysed based on the viability and sensitivity analysis. The following details shall be captured under this section.

- Identify all income streams, financial structure the project and to work out the financial viability indicators of the project by considering different revenue models.
- Examine and establish the feasibility of financing the project on various modes with least support/no support from GIDA including the PPP mode.
- Examine and suggest suitable legal and institutional framework for the project development.
- The consultant shall examine the advantages and disadvantages of different modes/method by which the project could be implemented.
- Prepare the implementation strategy for the project where the details regarding responsibilities involved in the project development and operation stage identified and listed.

9. Initial Environment and Social Impact Assessment

Consultant shall conduct initial Environment and Social Impact assessment studies. The assessment should flag the environment and social issues that are expected due to the proposed project. The consultant is also expected to study the compatibility of the present project with respect to the EIA notification and suggest plan of action for undertaking environmental clearances.

3 Terms & Conditions

3.1 Accountability

- It is GIDA's responsibility to ensure that the consultant has access to requisite documentation owned by GIDA from the immediate beginning of the work and for the duration of the work.
- It is the consultant's responsibility to ensure that all objectives proposed, and all deliverables proposed are achieved and disclosed prior to the agreed end-date of the project.
- It is the consultant's responsibility to ensure any information it possesses relating to GIDA that is not available in the public domain be treated with the utmost confidentiality and discretion.
- Where the consultant feels the need to disclose confidential information to a third party, it is their responsibility to ensure that it does so with the explicit permission of GIDA.

3.2 Earnest Money Deposit

- An earnest money deposit (EMD) as mentioned in the data sheet in the form of Bank Guarantee (BG)/ NEFT/ RTGS in favour of "Gorakhpur Industrial Development Authority", payable at Gorakhpur shall have to be submitted by the bidders' along with the bid. The EMD shall be furnished in Indian National Rupees (INR) and should be valid for a period of minimum 90 days from the submission date of the bid.
- Any bid not secured in accordance with above mentioned clause, shall be rejected by the Purchaser as being non-responsive, without any further correspondence. Unsuccessful bidders' EMD will be discharged / returned after end of the overall bid process.
- Earnest Money Deposit furnished by selected Bidder shall be refunded after signing of contract and submission of Contract Performance Guarantee. The EMD can be forfeited if a Bidder withdraws its bid during the period of bid validity specified by the Bidder on the Bid Form or during the bid process, if a Bidder indulges in any such deliberate act that

would jeopardize or unnecessarily delay the process of bid evaluation and finalization, or if any information is found wrong / manipulated / hidden in the bid.

- The decision of the Purchaser regarding forfeiture of the EMD shall be final & shall not be called upon question under any circumstances. No interest will be paid on the EMD.
- Bidder should submit the scanned copy of the BG/ proof of payment through NEFT/ RTGS of EMD as part of technical proposal in softcopy submission.

3.3 Corrupt and prohibited practices

It is GIDA’s requirement that the bidders observe the highest standard of ethics during the Selection Process and execution of such contract. In pursuance of this policy, GIDA:

- a. defines, for the purposes of this provision, the terms set forth below as follows:
 - 1 “Corrupt practice” means the offering, giving, receiving, or soliciting anything of value to influence the action of officials in the Selection Process or in contract execution; and
 - 2 “Fraudulent practice” means a misrepresentation of facts in order to influence the selection process or the execution of a contract in a way which is detrimental to GIDA, and includes collusive practices among bidders (prior to or after submission of proposals) designed to establish prices at artificial, non-competitive levels and to deprive GIDA of the benefits of free and open competition.
 - 3 “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 Selection Process;
 - 4 “undesirable practice” means (i) establishing contact with any person connected with or employed or engaged by the Client with the objective of canvassing, lobbying or in any manner influencing or attempting to influence the Selection Process; or (ii) having a Conflict of Interest; and
 - 5 “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 Selection Process.
- b. will reject the Proposal for award if it determines that the bidder has engaged in corrupt or fraudulent activities in competing for the contract in question;
- c. will declare a bidder ineligible, either indefinitely or for a stated period of time, to be awarded a contract if it at any time determines that the bidder has engaged in corrupt or fraudulent practices in competing for and in executing the contract.

3.4 Dispute Resolution and Arbitration

- If any dispute or difference of any kind whatsoever arises between the parties in connection with or arising out of or relating to or under this RFP, the parties shall promptly and in good faith negotiate with a view to its amicable resolution and settlement.
- In the event no amicable resolution or settlement is reached within a period of thirty (30) days from the date on which the above-mentioned dispute or difference arose, such dispute or difference shall be finally settled by arbitration.
- The arbitral tribunal shall consist of a sole arbitrator appointed by mutual agreement of the parties. In case of failure of the parties to mutually agree on the name of a sole arbitrator, the arbitral tribunal shall consist of three arbitrators.
- Each party shall appoint one arbitrator and the two arbitrators so appointed shall jointly appoint the third arbitrator.
- The seat of arbitration shall be Lucknow – India and the arbitration shall be conducted in the English language. The Arbitration and Conciliation Act, 1996 shall govern the arbitral proceedings. The award rendered by the arbitral tribunal shall be final and binding on the parties.

3.5 Termination

- a. The failure on the part of the successful bidder to perform any of its obligations or comply with any of the terms of this RFP shall constitute an Event of Default on the part of the successful bidder. The events of default as mentioned above may include, inter-alia, the following:
 - i. the successful bidder has failed to perform any instructions or directives issued by the GIDA which it deems proper and necessary to execute the scope of work under the RFP, or
 - ii. the successful bidder has failed to remedy a failure to perform its obligations in accordance with the specifications issued by GIDA, despite being served with a default notice which laid down the specific deviance on the part of the successful bidder to comply with any stipulations or standards as laid down by GIDA; or
 - iii. the successful bidder has failed to conform with any of the specifications as set out in the RFP or has failed to adhere to any amended direction, modification or clarification as issued by GIDA and which GIDA deems proper and necessary for the execution of the scope of work under this RFP;
 - iv. There is a proceeding for bankruptcy, insolvency, winding up or there is an appointment of receiver, liquidator, assignee, or similar official against or in relation to the successful bidder;
 - v. The successful bidder or its team has failed to comply with or is in breach or contravention of any applicable laws;
 - vi. The successful bidder has failed to comply with any terms and conditions of this RFP;
- b. In the event of any default by the successful bidder as stated above, GIDA will issue a Notice to the bidder in writing setting out specific defaults / deviances/ omissions. The successful bidder will need to remedy the default/ deviances / omissions committed within thirty (30) days of the receipt of the notice to the satisfaction of GIDA. In case, the successful bidder fails to remedy the default to the satisfaction of GIDA, GIDA will be entitled to terminate the Agreement in full or in part.
- c. Upon termination of the Agreement, the GIDA also has the right to debar the Agency from participating in future works.
- d. On Termination, the EMD will be forfeited and encased by GIDA.

3.6 Force Majeure

- Neither GIDA nor the bidder will be in breach of the agreement if any total or partial failure by it of its duties and obligations is occasioned by any act of God, fire, floods, terrorist attacks, riots, political strikes or disturbance, stoppage of work due to governmental order/alert. If such reasons continue to prevent performance of either party's duties or obligations for a period of more than fifteen (15) working days, the parties shall consult together for the purpose of agreeing what action should be taken.

3.7 Intellectual Property Rights

- Intellectual Property Rights for any software developed for this consultancy shall lie with GIDA. If a third party claims that a product/services delivered by the selected consultant to GIDA infringes that party's patent or copyright, the selected consultant shall defend GIDA against that claim at his expense and pay all costs, damages, and attorney's fees that a court finally awards or that are included in a settlement approved by contractor, provided that GIDA
 1. promptly notifies the selected consultant in writing of the claim and
 2. allows the selected consultant to control, and cooperates with him in the defence and any related settlement negotiations

3.8 Limitation of liability

- Limitation of liability for this engagement will be capped at 100% of the fees paid to consultant.

4 Preparation and Submission of Proposal

4.1 Language of proposal

- The Proposal with all accompanying documents and all communications in relation to or concerning the Selection Process shall be in English language and strictly on the forms provided in this RFP document. No supporting document or printed literature shall be submitted with the Proposals unless specifically asked for and in case of any of these documents are in another language, it must be accompanied by an accurate translation of the relevant passages in English, in which case, for all purposes of interpretation of the Proposals, the translation in English shall prevail.

4.2 Format and signing of proposal

- The Bidders shall provide all the information sought under this RFP document. GIDA would evaluate only those Proposals that are received in the specified formats and complete in all respects.
- Bidders bidding for this RFP shall submit an Eligibility Documents, Technical Proposal and a Financial Proposal in three separate envelopes and these should then be put in one single envelope with the following clearly written across- Selection of "Consultant for preparation of GIS based Master Plan & sectoral plan for development of industrial corridor Dhuriyapar of 5500 acres (approx.) area."at Gorakhpur Industrial Development Authority." The proposal should include:
 - a. Eligibility Documents**
 - Cover letter in the prescribed format set out in Annexure-1 on bidder's letterhead.
 - Documents as proof against Pre-qualification Criteria
 - Power of Attorney in the prescribed format set out in Annexure-2.
 - EMD of INR Rs 5,00,000/- in the form of Bank Guarantee (BG)/ NEFT / RTGS.
 - Bid document fee of Rs 10,000/-in the form of Bank Guarantee (BG)/ NEFT/ RTGS.
 - b. Technical Proposal**
 - The Technical proposal envelope should have the following written- "Technical Proposal" which should be clearly labelled on the top of the sealed envelope. The Technical Proposal should contain among other, the following:
 - i. Technical Bid Form (Annexure-4) containing details of the bidder/ Consultant
 - ii. Documents as proof against Technical Evaluation Criteria
 - iii. Project proposal clearly indicating how the bidder would achieve the deliverables as mentioned in Scope of Work of this Tender
 - iv. The name and qualification of the resources that would be engaged in the project, clearly indicating his/ her experience and domain knowledge.
 - c. Financial Proposal**

Financial proposal as per the format set out Annexure-5 of this RFP document

 - A separate envelope containing the Commercial Proposal should be submitted with the following clearly written on the envelope- "Financial Proposal". The Commercial quote should not be mentioned anywhere else in the bid document.
 - The Tender should be signed on all the pages by the Bidder's authorised signatory and should be affixed with the bidder's Seal.
 - Undertaking for Financial Proposal in the prescribed format set out in Annexure-3
 - Filled in formats of Annexure-5: Financial Proposal

- The representative participating in the bid opening process should carry a letter of authorisation on the company letter head.

4.3 Technical Proposal

- The Bidders shall submit the Technical Proposal in the formats specified in Annexure-4 (The "Technical Proposal").
- While submitting the Technical Proposal, the Bidder shall, in particular, ensure that:
 - i. Experience details of the Key Personnel have been submitted in the formats specified in this RFP document;
 - ii. CVs of all Key Personnel have been submitted;
 - iii. Key Personnel have been proposed only if they meet the Eligibility Conditions laid down at Clause 5.4 of this RFP document;
 - iv. No alternative proposal for any Key Personnel is being made and only one CV for each position has been furnished;
 - v. The CVs have been recently signed in blue/black ink by the respective Key Personnel and countersigned by the Authorized Representative of the Bidder. Photocopy or unsigned / countersigned CVs shall be rejected; and
- Failure to comply with the requirements spelt out in this RFP document shall make the Proposal liable to be rejected.
- If an individual Key Personnel makes an averment regarding his/her qualification, experience or other particulars and it turns out to be false, or his commitment regarding availability for the Project is not fulfilled at any stage after signing of the Agreement, he shall be debarred for any future assignment of GIDA for a period of 5 (five) years. The award of this Consultancy to the Bidder may also be liable to cancellation in such an event.
- The Technical Proposal shall not include any financial information relating to the financial Proposal.
- The proposed team shall be composed of personnel as specified in the Key Personnel in Clause 5.3 shall be included in the proposed team of Personnel. Other competent and experienced personnel in the relevant areas of expertise must be added as required for successful completion of this Consultancy. The CV of each Personnel should also be submitted in the format at Format 3 of Annexure-4.
- GIDA reserves the right to verify all statements, information and documents, submitted by the Bidder in response to the RFP document. Failure of GIDA to undertake such verification shall not relieve the Bidder of its obligations or liabilities hereunder nor will it affect any rights of the GIDA thereunder.

4.4 Financial Proposal

- The Bidders shall quote the fixed amounts that shall be payable by GIDA in the format specified in Annexure-5, in both figures and words, in Indian Rupees, and signed by the Bidders authorized signatory. In the event of any difference between figures and words, the amount indicated in words shall be taken into account. In the event of a difference between the arithmetic total and the total shown in the Financial Proposal, the lower of the two shall be taken into account.
- GIDA will determine whether the Financial Proposal is complete, qualified and unconditional. The cost indicated in the Financial Proposal shall be deemed as final and reflecting the total cost of services. Omissions, if any, in costing any item shall not entitle the firm to be compensated and the liability to fulfil its obligations as per the TOR within the total quoted price.
- While submitting the Financial Proposal, the Bidder shall ensure the following:
 - a. All the costs associated with the Consultancy shall be included in the Financial Proposal. These shall normally cover remuneration for all the Personnel, accommodation, air fare, equipment, printing of documents and all other expenses related to the performance of the Consultancy. The total amount indicated in the Financial Proposal shall be without any condition attached or subject to any

assumption and shall be final and binding. In case any assumption or condition is indicated in the Financial Proposal, it shall be considered non-responsive and liable to be rejected.

- b. The Financial Proposal shall take into account all expenses and tax liabilities. For the avoidance of doubt, it is clarified that all taxes shall be deemed to be included in the costs shown under different items of the Financial Proposal. Further, all payments shall be subject to deduction of taxes at source as per applicable laws.
- c. The bidder shall submit the breakdown of remuneration/ professional fees as per Format 2 of Annexure-5.
- d. Costs shall be expressed in INR.

4.5 Submission of Proposal

- The bidder should submit their proposal in both soft copy and hard copy.
- Bidders should send soft copy of their proposal to tenders.gida@gmail.com up on or before due_date and time as mentioned in the Data Sheet.
- The completed proposal (hard copy) must be submitted through either by Speed post/ courier or in person on or before the specified time on Proposal due date at the address mentioned below:

**K R Verma, Senior Manager, Civil,
Gorakhpur Industrial Development Authority (GIDA)
Sec.-7, GIDA Gorakhpur-273212**

- The Proposal will be sealed in an outer envelope which will bear the address of GIDA, name of the Assignment and the name and address of the Bidder; It shall bear on top, the following:
"Do not open, except in presence of the Authorized Person"
- If the envelope is not sealed and marked as instructed above, GIDA assumes no responsibility for the misplacement or premature opening of the contents of the Proposal submitted.
- The aforesaid outer envelope will contain 3 (three) separate sealed envelopes, clearly marked 'Eligibility Document', 'Technical Proposal' and 'Financial Proposal'.
- The Technical Proposal and Financial Proposal shall be typed or written in indelible ink and signed by the authorized signatory of the Bidder. All pages of the original Technical Proposal and Financial Proposal must be numbered and initialled by the person or persons signing the Proposal.
- Proposals submitted by fax, telex, telegram shall not be entertained.
- The Proposal shall be made in the formats specified in this RFP document. Any attachment to such formats must be provided on separate sheets of paper and only information that is directly relevant should be provided. This may include photocopies of the relevant pages of printed documents.

4.6 Late Proposals

- Proposals received by GIDA after the specified time on Proposal Due Date shall not be eligible for consideration and shall be summarily rejected.

5 Evaluation Process

GIDA shall open the Proposals at 16: 00 Hours on the Proposal Due Date 31.08.2020, at the place specified in Data Sheet and in the presence of the Bidders who choose to attend. Only the bidders fulfilling the Pre-qualification Criteria are allowed to further participate in this tender. The envelopes marked “Eligibility Document” and “Technical Proposal” shall be opened first. The envelopes marked “Financial Proposal” shall be kept sealed for opening at a later date.

5.1 Evaluation of technical proposal:

- The Technical Proposal will be evaluated on the basis of Bidders experience, understanding of TOR, proposed methodology, work plan and the experience of Key Personnel. Any Bidder who’s Technical Proposal scores less than 70 marks out of 100 shall be liable to be rejected, and the other Technical Proposals shall be ranked from highest to the lowest on the basis of their technical score.
- Weighted Technical mark (MT) will be given on the basis of the evaluation of the Technical Bid and based on the presentation delivered by the eligible bidder as per the Evaluation Criteria mentioned in the RFP. The presentation will be held on as per date mentioned in Data Sheet.
- An actual technical mark below 70 shall disqualify the bid as technically non-responsive. Financial Proposal of only technically responsive bidders shall be opened.

$$\text{Weighted Technical Mark (M}_T\text{)} = \frac{\text{Bidders Actual score} \times 100}{\text{Highest technical score}}$$

5.2 Technical evaluation criteria

The eligible bidders shall be evaluated based on the following criteria and technical marks shall be awarded to the bidders:

SI.No	Evaluation Parameter	Evaluation criteria	Maximum marks
Firms relevant experience			35
1.	Relevant consultancy experience in preparing GIS based Master Plan & Sectoral Plan for trunk infrastructure of Industrial/ Residential Townships, SEZ's or Urban Infrastructure Projects	Specific experience of the consultants related to the Assignment The firm should have undertaken / completed similar project of Master Planning and Sectoral Planning for various trunk infrastructure components like roads and other utilities. The emphasis will be on relevance of the projects to the assignment, size and nature of the projects i.e. of comparable size, complexity and technical specialty. It includes preparation of master plan and sectoral plans for industrial estates/townships/ special economic zones / special investment zones/ area development plans, in the past ten (10) Financial Years.	20 Marks <ul style="list-style-type: none"> • 12 marks more than 1500 Ha per project in a single work order with maximum 4 project • 6 marks for more than 1000 Ha per project in a single work order with maximum 3 project • 2 mark for more than or equal to 500 Ha per project in a single work order with maximum 2 project

Sl.No	Evaluation Parameter	Evaluation criteria	Maximum marks
2.		The bidder should have prepared at least one (1) master plan and sectoral plan for similar kind in the state of Uttar Pradesh or abroad during the last 10 financial years	5 marks <ul style="list-style-type: none"> • 5 Marks- two or more assignments • 3 marks- one assignment
3.	Turnover of the firm	The bidder shall have minimum INR 25 (Twenty five) Crore average Annual Turnover during the last 3 Financial Years.	10 Marks <ul style="list-style-type: none"> • 10 Marks- for turnover > 50 Crore • 5 Marks for turnover > 25 Crores and < 50 Crore • 2 marks for turnover greater than or equal to 25 Crores
Approach and Methodology			25
4.	Appreciation of the project		05
5.	Proposed Approach & Methodology		15
6.	Team Deployment		05
Experience of key personnel proposed (Elaborated in key resource profile in the next table)			40
Total			100

5.3 Key resource Personnel- Roles & Responsibility

Sl.No	Position	Desired Responsibility
1	Team Leader	Team Leader will co-ordinate and supervise the consultancy team for delivering the entire scope of work as defined in the RFP.
2	Real Estate Expert	Real Estate Expert shall be responsible for assessing the market demand and suggest the best product mix
3	Urban Planner	Urban Planner will be responsible for preparation of the conceptual design for the project confirming to the local byelaws and development control rules and preparation of master plan
4	Infrastructure Engineer	Engineering specialist will be responsible for carrying out preliminary engineering and cost estimation for the infrastructure components
5	Financial Analyst	Financial Analyst will establish the Project Viability and Bankability and suggest the revenue model.
6	Industrial Area Planning Expert	Industrial Area Planning Expert will be responsible for the industrial bylaws and assess urban planner in preparation of master plan
7	GIS Expert	GIS expert shall be responsible for preparation of GIS based Master Plan

5.4 Eligibility of Key Resources

For the purposes of evaluation of CVs of Key Personnel, the maximum marks assigned to each Key Personnel are as set out in the table below

Sl.No	Personnel	Qualifications	Experience	Marks
1	Team Lead	Post-Graduate in Planning/ Engineering/ Management/ Economics.	Minimum 15 years of professional experience. He/she should demonstrate the experience leading the projects in the capacity of Team Leader/ Project Manager/ Project Director for large area development projects. He/she should have worked/ working as Team Leader for one integrated infrastructure (roads/ drains/ utilities/ buildings/ masterplans.)	10
2	Real Estate Expert	MBA (finance/urban planning/ Real Estate)/or equivalent	Minimum 10 years of professional experience. He/she Should demonstrate the experience in carrying out demand assessment studies for area Industrial projects having minimum area of 1000 acres.	7
3	Urban Planner	Master's in urban planning / Bachelors in Architect/ Bachelors in Infrastructure Planning	Minimum 10 Years of professional experience. He/she should have experience preparation of GIS based Master Plan/ CDP/ layout plans for Industrial Parks/ SEZ investment Regions of Minimum area of 1000 acres	7
4	Infrastructure Engineer	B.Tech. in Civil Engineering	Minimum 10 Years of professional experience. He /she Should have experience in carrying out engineering designs for area development projects.	7
5	Financial Analyst	MBA Finance/ CA	Minimum 8 years of experience in Financial Analysis for Infrastructure and Real Estate Projects in the capacity of Financial Analyst during the last five years.	3
6	Industrial Area Planning Expert	M.Plan (Industrial Area Planning/ Infrastructure Planning/ Urban Planning) with B.Arch/ B.Plan	Minimum 5 years out of which 3 years must be in planning and development of industrial layouts	3
7	GIS Expert	B.E/B.Plan/Diploma with certification in Geo Informatics/Remote sensing	Minimum 5 years of experience in base map preparation, developing and managing geo-database.	3

5.5 Evaluation of financial proposal:

- For financial evaluation, the total cost indicated in the Financial Bid excluding all Taxes will be considered.
- The Lowest financial bid will be allotted a financial mark of 100 marks. The financial marks of other Bidder(s) will be computed by measuring the respective financial bids against the lowest financial bid.

$$\text{Weighted Technical Mark (M}_F\text{)} = \frac{\text{Lowest Financial bid Amount} \times 100}{\text{Bidder's actual bid amount}}$$

5.6 Combined and Final Evaluation:

- The composite mark is a weighted average of the Technical and Financial Marks. The ratio of Technical and Financial mark is 70:30 respectively. The Composite Mark will be derived using the following formula:

$$\text{Composite Mark} = (MT \times 0.7 + MF \times 0.3)$$
- Thus, the composite mark shall be out of a maximum of 100 marks. The responsive Bidder(s) will be ranked in descending order according to the composite marks, which is calculated based on the above formula. The highest-ranking Bidder as per the composite mark will be selected in this tender.

5.7 Deliverables, Project Timeline & Payment Schedules:

Deliverables and payment schedules shall be as follows:

Sl. No.	Activities/ Deliverables	Time Period (T0 date of signing of contract)	Amount (% of total project cost)
1.	Submission of Inception Report	T0 + 30 days	10 %
2.	Submission of Interim Report with demand assessment (Pre-Draft Master Plan & Sectoral Plan)	T0 + 120 days	20 %
3.	Submission of Draft GIS based Master Plan & Draft Sectoral Plans	T0 +180 days	20 %
4.	Submission of GIS based Master Plan and Sectoral Plans	T0 +240 days	30 %
5.	On Acceptance of Final GIS based Master Plan by GIDA		20 %

All the document, drawings as per the deliverables described above should be submitted both in hard copies (5) sets and in soft copies (.shp/.dwg and pdf).

1. Inception Report (Stage-1)

The Consultants shall submit a report on the approach and methodology to be adopted for the study, action plan and key activities to be undertaken as part of the study. Site inspection report with all local aspects with Base plan (prepared on basis of primary Data from GIDA and other sources).

2. Interim Report (Stage-2) (Pre-Draft GIS Master Plan & Draft Sectoral Plan)

a. Site Analysis

- The survey and analysis of hinterland connectivity (Rail, Road etc.), existing Infrastructures like water sources, drainage, power, to analyse the site surroundings to design conforming existing environmental and social issues and surrounding features.

- Boundary Survey (TS Survey)
- b. Catchment Profile Analysis:**
 - Socio-economic profile of the catchment area (existing and expected in near future) Key industrial, commercial, residential, institutional, landmarks in the catchment area and their potential impact local expertise of the people should be examined.
 - Availability of social infrastructure in terms of proximity to existing and proposed educational facilities, healthcare facilities, entertainment and recreational facilities.
 - Availability of minerals and raw materials and existing ancillary facilities and power and water availability proximity to the major industrial cities should be explored.
- c. Market Assessment**

Market assessment should comprise of the following but not limited to:

 - It should consist of detailed market assessment of the catchment areas and identify the existing and emerging opportunities with reference to the proposed development on the subject land parcel.
 - Based on the detailed market assessment undertaken the consultant shall indicate the scale of development of Industrial Corridor.
 - Based on the analysis conducted the consultant shall determine the project components for development of Industrial Corridor assessing the land requirements for individual
 - Development components keeping in mind the specialized common facilities, zoning of the project components and preferred land allocation for the identified facilities.
 - Based on the above inputs the consultant should prepare draft master plan clearly indicating the zoning.

3. Draft GIS Master Plan & Sectoral Plan (STAGE-3)

a. Draft Master Plan

The master plan layout with relevant social and physical infrastructure should be finalized after the initial discussions with the authority, and the incorporation of appropriate recommendations.

The Draft GIS Master Plan and Sectoral Plan shall include following:

- Concept of development;
- Proposed land use: Residential, Commercial (formal and informal), Industrial, Public and semi-public, Roads/transportation, etc.
- Social infrastructure (socio-cultural, education, health, recreation, skill development etc.);
- Physical Infrastructure (water supply, sewerage, drainage, power and solid waste management)

4. GIS Based Master Plan & Sectoral Plan (STAGE-4)

The consultant shall prepare the GIS based Master Plan layout taking into account all applicable development control regulations, norms & standards, byelaws and best practices keeping in view all the required Clearances, Sanctions and Approvals required from respective organizations/ agencies for execution of this project.

a. Technical Specifications

- A comprehensive road network is to be planned considering the site contours and layout options. Planning of the road should be done as per the prevailing IRC standards. The carriageway and ROW of the roads should be designed keeping in mind the traffic projections and services to be provided. The consultant shall prepare GAD drawings CD works and typical cross sections of the proposed roads. The road

layout clearly indicating various typical cross-sections should be prepared by the consultant.

- The consultant would have to systematically assess the requirement for utilities including but not limited to water supply, power requirement, sewage, storm water drainage, municipal solid waste etc.
- A comprehensive water supply system should be planned to cater to the requirements of the proposed Industrial Corridor. The water supply lay out should be designed following existing topography of the site. The proposed scheme should clearly indicate source, pumping main, water supply distribution network, UGR, OHR and other necessary water supply components.
- A comprehensive drainage system should be indicated with position of outlet etc., after discussion with concerned authorities.
- Suitable sewerage system should be planned with STP facility. The schematic drawing shall include the sewage network and the necessary components as per requirement.
- Suitable power supply system including substations other switching and transmission arrangements should be indicated.

6 Annexures

Annexure-1: Cover letter of proposal

Cover Letter of proposal

Dated:

To,
The Chief Executive Officer,
Gorakhpur Industrial Development Authority (GIDA)

Subject: RFP for Selection of “Consultant for preparation of GIS based Master Plan & sectoral plan for development of industrial corridor Dhuriyapar of 5500 acres (approx.) area.” at GIDA

Dear Sir,

With reference to your RFP document dated ---, 2020, we, having examined the RFP document and understood its contents, hereby submit our Proposal for the aforesaid Project.

1. All information provided in the Proposal and in the Appendices is true and correct and all documents accompanying such Proposal are true copies of their respective originals.
2. This statement is made for the express purpose of appointment as the Independent Engineer for the aforesaid Project.
3. We shall make available to GIDA any additional information it may find necessary or require supplementing or authenticate the Proposal.
4. We acknowledge the right of GIDA to reject our Proposal without assigning any reason or otherwise and hereby waive our right to challenge the same on any account whatsoever.
5. We certify that in the last 5 (five) years, we have neither failed to perform on any contract, as evidenced by imposition of a penalty or a judicial pronouncement or arbitration award, nor been expelled from any project or contract nor have had any contract terminated for breach on our part.
6. We declare that:
 - a. We have examined and have no reservations to the RFP document, including any Addendum issued by GIDA.
 - b. We have not directly or indirectly or through an agent engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice, as defined in Data sheet of the RFP document, in respect of any tender issued by or any agreement entered into with GIDA or any other public sector enterprise or any government, Central or State;
 - c. We hereby certify that we have taken steps to ensure that in conformity with the provisions of the RFP document, no person acting for us or on our behalf has engaged or will engage in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice; and
 - d. We hereby acknowledge that neither we, nor our Associates, have been engaged by the Concessionaire to provide goods or works or services for the Project.
7. We understand that you may cancel the Selection Process at any time and that you are neither bound to accept any Proposal that you may receive nor to invite the Bidders to submit their Proposals for the Project, without incurring any liability to the Bidders.
8. We certify that we satisfy the Conditions of Eligibility and are qualified to submit Proposal in accordance with the provisions of RFP document.

9. We certify that in regard to matters other than security and integrity of the country, we have not been convicted by a Court of Law or indicted or adverse orders passed by a regulatory authority which could cast a doubt on our ability to undertake the Project or which relates to a grave offence that outrages the moral sense of the community.
10. We further certify that in regard to matters relating to security and integrity of the country, we have not been charge-sheeted by any agency of the Government or convicted by a Court of Law for any offence committed by us or by any of our Associates.
11. We further certify that no investigation by a regulatory authority is pending either against us or against our Associates or against our CEO or any of our Directors/ Managers/ employees
12. We undertake that in case due to any change in facts or circumstances during the Selection Process, we are attracted by the provisions of disqualification in terms of the guidelines referred to above, we shall intimate GIDA of the same immediately.
13. We hereby irrevocably waive any right which we may have at any stage at law or howsoever otherwise arising to challenge or question any decision taken by GIDA in connection with the short-listing of Bidders, or in connection with the Selection Process itself, in respect of the above-mentioned Assignment and the terms and implementation thereof.
14. We have studied the entire RFP document carefully and also surveyed the Project site. We understand that, we shall have no claim, right or title arising out of any documents or information provided to us by GIDA or in respect of any matter arising out of or concerning or relating to the Selection Process including the award of Assignment.
15. We agree and understand that the Proposal is subject to the provisions of the RFP document. In no case, we shall have any claim or right of whatsoever nature if we are not short-listed or our Proposal is not opened.
16. We agree to keep this offer valid for 90 (ninety) days from the Proposal Due Date specified in the RFP document.
17. We agree and undertake to abide by all the terms and conditions of the RFP document.

In witness thereof, we submit this Proposal under and in accordance with the terms of the RFP document.

Yours faithfully,

Date: (Signature of the Authorised signatory)

Place: (Name and designation of the of the Authorised signatory)

Name and seal of Bidder

Annexure-2: Power of Attorney

(On Stamp paper of relevant value)

Know all men by these presents, We.....(name and address of the registered office) do hereby irrevocably nominate, constitute, appoint and authorise Mr /Ms.....(name and residential address) who is presently employed with us and holding the position of as our true and lawful attorney, to do in our name and on our behalf, all such acts, deeds and things as are necessary or required to in connection with or incidental to our Proposal for selection of "Consultant for preparation of GIS based Master Plan & sectoral plan for development of industrial corridor Dhuriyapar of 5500 acres (aprox.) area." at Gorakhpur Industrial Development Authority and providing information/responses to GIDA in all matters in connection with our Proposal.

AND we hereby agree to ratify and confirm and do hereby ratify and confirm all acts, deeds and things lawfully done or caused to be 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.

Dated this the _____ day of _____ 2020 in witness whereof we, _____, the above named principal have executed this power of attorney on this _____ day of _____, 2020.

For

(Name and designation of the person(s) signing on behalf of the Bidder)

Accepted

(Signature)

(Name, Title and Address of the Attorney)

Date :

Note:

1. 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. Copy of such document should be submitted along with the Power of Attorney.
2. Also, wherever required, the Bidder should submit for verification the extract of the charter documents and documents such as a resolution/power of attorney in favour of the Person executing this Power of Attorney for the delegation of power hereunder on behalf of the Bidder.

Annexure-3

Undertaking for Fixed Budget Financial Proposal

To,
The Chief Executive Officer,
Gorakhpur Industrial Development Authority (GIDA)
Gorakhpur

Subject: RFP for selection of “Consultant for preparation of GIS based Master Plan & sectoral plan for development of industrial corridor Dhuriyapar of 5500 acres (approx.) area.” at GIDA

Dear Sir,

We undertake that the Financial Proposal submitted by us does not exceed the fixed budget of Rs. _____ (Rupees _____).

Yours faithfully,

Date:

(Signature of the Authorised signatory)

Place:

(Name and designation of the of the Authorised signatory)

Name and seal of Bidder

Annexure-4: Technical Bid Formats

Format-1: General Information about bidder

Sl.No	Particulars	Details
1	Name of the bidder	
2	Address of the bidder	
3	Constitution of the bidder	
4	Name & designation of the contact person	
5	Telephone No.	
6	Email of the contact person	
7	Fax No.	
8	Website	
9	Certificate of Incorporation	
10	No. of years in consulting business	
11	Technical Certifications obtained	
12	PAN Card No	
13	Goods & Service Tax Registration Number	

Format 2: Proposed team

Sl.No	Name	Proposed Position	Qualification	Experience

Format 3: CV of Proposed Resources

1.	Proposed Position			
2.	Name of Firm:			
3.	Name of Staff:			
4.	Date of Birth			
5.	Nationality			
6.	Education			
	Name of Institution	Degree(s) or Diploma(s) obtained:	Date	
7.	Membership in Professional Associations/ Trainings attended			
8.	Countries of Work Experience:			
9.	Languages			
	Language	Reading	Speaking	Writing
10.	Employment Record:			
	Total years of experience		8 years	
	FROM:		TO:	
	EMPLOYER			
	POSITION/S HELD:			
11.	Work Undertaken that Best Illustrates Capacity to Handle the Tasks Assigned			
1.	Name of assignment or project:			
	Year:			
	Location:			
	Client:			
	Position/s held:			
	Activities performed:			
	➤			
2.	Name of assignment or project:			
	Year:			
	Location:			
	Client:			
	Position/s held:			
	Activities performed:			
	➤			
12	I understand that above mentioned information is true to my knowledge.			Signature

Format 4: Firm’s project experience

Assignment name:		Country:
Location within country:		Professional staff provided:
Name of client:		No of staff members:
Address:		No of staff months: Duration of Assignment:
Start Date:	Completion Date:	Approx. value of services:
Name of associated consultants, if any:		No of months of professional staff provided by associated:
Name of senior staff (Project Director / Coordinator, Team Leader) involved and functions performed:		
Narrative description of project:		

Format 5: Financial strength of the firm/ agency

Financial strength of the firm/agency

Sl.No	Financial Year	Annual Turnover (in Crore)
1		
2		
3		
Average of the above		

Dated:

Signature of the authorized signatory

Name

Designation

Counter signed

By auditor

Annexure-5: Financial Proposal

Format 1: Cover letter

Cover Letter - Financial Proposal

(On Bidders letter head)

(Date and Reference)

To,

The Chief Executive Officer,
Gorakhpur Industrial Development Authority (GIDA)
Gorakhpur

Dear Sir,

Subject: RFP for “Consultant for preparation of GIS based Master Plan & sectoral plan for development of industrial corridor Dhuriyapar of 5500 acres (aprox.) area.” at GIDA

We, _____ (Bidder’s name) herewith enclose the Financial Proposal for selection of our firm for the consultancy services cited in the subject above. We agree that this offer shall remain valid for a period of 180 (One hundred and eighty) days from the Proposal Due Date or such further period as may be mutually agreed upon.

Yours faithfully,

(Signature, name and designation of the Authorised Signatory)

Format 2: Breakdown of Remuneration/ Professional Fees

S. No	Name of the key expert	Proposed Position	Person-month Remuneration Rate	Time Input in Person/Month
1				
2				
	Total			