

NEW TOWN KOLKATA DEVELOPMENT AUTHORITY

(A Statutory Authority under Government of West Bengal)

3, Major Arterial Road • New Town • Kolkata – 700156

Ph. No. (033) 2324-2148 Email Id: ee1@nkda.in

Memo No: 2775/NKDA/Admin(Planning) – 938/2019

Date: 13.06.2019

NOTICE INVITING EXPRESSION OF INTEREST NO. 01/NKDA/Admn of 2019

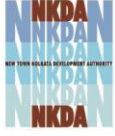
An Expression of Interest (EOI) is hereby invited by NKDA from the registered, bonafide, reliable and resourceful Consultancy Firms having experience of not less than three years in Planning, to participated in the preparation of Local Area Plans (LAP) and Town Planning Scheme (TPS); New Town; Kolkata

Name of Work: Preparation of Local Area Plans (Lap) and Town Planning Scheme (TPS), New Town, Kolkata.

(Submission of Bid through online)

Sl. No.	Schedule of the work	Rate to be quoted	Earnest Money	Period of Completion
1.	Preparation of Local Area Plans (Lap) and Town Planning Scheme (TPS), New Town, Kolkata		Rs.10,000/- (Rupees Ten Thousands)	375 (Three Seventy Five) Days

- 1) Intending bidder has to download the tender documents from the website <http://wbtenders.gov.in>. Intending bidder shall have to download the tender documents from the website directly with the help of Digital Signature Certificate. All the bidders shall have to deposit Earnest Money of Rs. 10,000/- (Rupees Ten thousand) only through the following payment modes as per Finance Department Order No.3975-F(Y) dt.28th July, 2016:
 - (i) Net Banking (any of the Banks listed in the ICICI Bank Payment Gateway) in case of payment through ICICI Payment Gateway.
- 2) **Both Technical Bid and Financial Bid** (with documents as in Para-12) are to be submitted concurrently, duly digitally signed, in the website <http://wbtenders.gov.in>. as per the Date & Time Schedule at **Para-19** of this NIET.
- 3) The **FINANCIAL OFFER** of the prospective qualified tenderer(s) will be considered only if the **TECHNICAL BID** of the tenderer(s) is found qualified by competent authority of New Town Kolkata Development Authority. The decision of the competent authority of New Town Kolkata Development Authority will be final and absolute in this respect. The list of Qualified Bidders will be displayed in the website.
- 4) Conditional bids, incomplete bids or bids with deviation from any of the conditions stipulated in the e-tender will be liable to be rejected and earnest money will be forfeited.
- 5) Bidder shall not be permitted to withdraw his offer or modify the terms and condition once bid is submitted. In case the bidder fails to observe and comply with the stipulations made herein or back out after quoting the rates, earnest money will be forfeited.
- 6) The e-tender inviting and accepting authority will determine the eligibility of each bidder and reserves the right to reject all or any of the tenders without assigning any reason thereof.



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7) Corrigendum/Amendment to the e-tender will be made if required which will be part & parcel of this e-Tender.

8) The successful tenderer whose tender is accepted shall make formal agreement along with bid documents in triplicate within 7 (seven) days of issuance of LoI to successful tenderer.

9) Eligibility Criteria:

- a. Registered, bonafide, reliable and resourceful Consultancy Firms having not less than five years of experience in similar type of work may participate in this Expression of Interest (EOI).
- b. All of them should also have an annual turnover of at least Rs. 25 (twenty five) Lakh or above during the last three Financial Years.
- c. All of them should have at least two Urban Designers, Two Urban Planner in their team. At least one of the planner should have a minimum working experience of 5 (five) years.

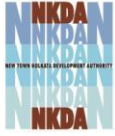
10) Earnest Money Deposit (EMD)

The bidder shall furnish an amount of Rs.10,000/- (Rupees Ten thousand o) only as Earnest Money **by way of Net Banking through ICICI payment Gateway/ NEFT/RTGS** which shall be converted into the Security Deposit and to be refunded on expiry of contract period. The said Security Deposit will be forfeited if the contractor fails to perform his contractual duties satisfactorily.

In case the NleT is required to be re-invited, the existing EMD may be submitted.

11) Terms and Conditions:

- a. Participating firms must have GST and other statutory tax clearance certificate and IT & PAN valid at least up to the date of submitting their bid in the envelope containing technical bid. Application for such clearance addressed to the competent authority, subject to production of authenticated receipt, may also be considered.
- b. Before submitting any bid offer, the intending participants should make themselves acquainted, thoroughly, with the local conditions prevailing by actual inspection of the site and take into considerations all aspects including actual size and availability of land, communication facilities, climate conditions etc. As no claim whatsoever will be entertained on these accounts, afterwards.
- c. The selected bidder will have to enter into an agreement of contract with NKDA within 10 (ten) days of issuance of the LOI.
- d. Validity of the contract: The period of contract shall be for a period of 375 (Three Seventy Five) days from the date of issue of the Work Order/ or the date mentioned in the work order.
- e. Rate is exclusive of GST.
- f. The Tender Inviting Authority reserves the right to deny or accept or reject any or all the bids and even to annul the tendering process at any point of time without prejudice to further action and without assigning reason thereof.



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12) Documents & details to be uploaded :

a) Name of the Firm/Agency & Owner
b) Office Address with Tel./Fax/Mob Nos..
c) Email Id
d) Contact Person(s) Name with
e) Tel/FAX/Mob Nos.
f) Email ID
g) Copy of the transaction certificate of Earnest Money of Rs. 10,000/- (Rupees Ten thousand) online/ offline
h) Audited financial statement / audited annual report of the last financial year.
j) Valid Trade Licence.
k) Experience certificate Registered, bonafide, reliable and resourceful Consultancy Firms having not less than five years of experience in similar type of work may participate in this Expression of Interest (EOI).
l) TAN/PAN Card.
m) GST Certificate

13) SCOPE OF WORK

The selected Consultant would have to provide the following:

Sl. No.	Deliverables	Contents of submission
1.	Preliminary Proposal for LAP/TPS	<ul style="list-style-type: none"> Information on human resource to be engaged for the project, trained & certified, Preliminary delineation of the site(s) identified for Local Area Plan and Town Planning Scheme (Drawings in the scale of 1:500/ 1:1000), Approximate number of land/property owners, population of the area, Map of the city, Nature of interventions planned
2.	Draft Preparation of LAP/TPS	<ul style="list-style-type: none"> Detailed survey drawings (in 1:500 scale), Revised Development Control Regulations (if any) for the delineated area, Costing of infrastructure development and identified projects, Proposed fund mobilization Final layout of land plots (in 1:500 scale), List of land owners, deductions made, final plots allotted, Proposed infrastructure plan, Calculation of land for common use, reserved land and affordable housing etc. (as applicable)
3.	Final Draft LAP/TPS	To be submitted within stated after the submission of draft LAP /TPS

A. METHODOLOGY FOR PREPARATION OF LAP & TPS



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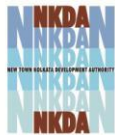
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1. Redevelopment through Local Area Plan (LAP):

LAP creates a framework for enhancing the public realm (public spaces, areas under roads etc.) by enabling redevelopment of the existing built environment and preparation of a new layout with enhanced infrastructure provision. The area under LAP can range between 50 hectare to 500 hectare or more. In preparation of Redevelopment Plan through LAP it is desirable to prepare the maps on GIS Platform. Following is the process for preparation of Local Area Plans:

Sl. No.	Stage / Activities	Timeline
A.	Preliminary Stage	10 Days
1.	Identification and delineation of the project area	
2.	Preliminary Gazette Notification	
3.	Consultation with the Land/Property owners and other stakeholders	
4.	Compilation of the list of property owners, and ownership pattern	
5.	Institutional arrangement, overview of process	
B.	Draft Stage	10 Months
1.	Detailed area survey and data collection, analysis of existing infrastructure (Scale 1:250/1:500) <ul style="list-style-type: none"> • Mapping of physical infrastructure • Land Use mapping and social infrastructure mapping • Conducting street survey, mapping of all installations and trees • Plot wise building information • Ground Penetration Radar (GPR) can be used for assessment of existing infrastructure 	
2.	Review of all the existing plans prepared for the city, like : <ul style="list-style-type: none"> • Master Plan/ Development Plan and Zonal Plan • Plan prepared under Smart Cities Mission • Plan prepared under AMRUT • City Development Plan • City Mobility Plan • Plan prepared under HRIDAY • Any other special purpose plan 	
3.	Preparation of Redevelopment Plan by way of Local Area Plan <ul style="list-style-type: none"> • Layout Plan showing linkages, connectivity and appropriate setbacks if required • Proposed land use (if amended) • Proposals for redevelopment 	



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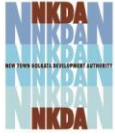
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	• Change in DCR for additional FSI or TDR for value capture	
4.	Identification of projects for urban infrastructure and redevelopment	
5.	Strengthening sustainability component – conservation of urban lakes by delineating and declaring no-development areas, parks, plantation plan for road side and open areas	
6.	Formulation of strategy for use of VCF tools	
7.	Benefits and impact assessment	
8.	Consultation with the Land/Property owners and other stakeholders – incorporating suggestions and objections	
9.	Implementation strategies and proposed timelines	
C.	Final proposal	2 Months
a)	Submitting LAP to Government for approval	
b)	Gazette Notification	

2. Urban expansion through Town Planning Scheme (TPS):

TPS can be implemented in areas identified for planned urbanization in the future. The planning process consists of merging and redistribution of land parcels in the urban expansion zone. The area of the TPS can range from 50 to 500 hectares or more. In preparation of Urban Expansion through TPS it is desirable to prepare the maps on GIS Platform. The process is given below :

Sl. No.	Stage / Activities	Timeline
A.	Preliminary Stage	10 Days
1.	Identification and delineation of the project area	
2.	Preliminary Gazette Notification	
3.	Consultation with the Land/Property owners and other stakeholders	
4.	Compilation of the list of property owners, and ownership pattern	
5.	Institutional arrangement, overview of process	
B.	Draft Stage	10 Months
1.	Detailed area survey and data collection, analysis of existing infrastructure (Scale 1:250/1:500) <ul style="list-style-type: none"> • Mapping of physical infrastructure • Land Use mapping and social infrastructure mapping • Conducting street survey, mapping of all installations and trees • Plot wise building information • Ground Penetration Radar (GPR) can be used for assessment of existing infrastructure 	



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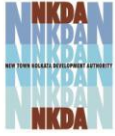
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2.	Review of all the existing plans prepared for the city, like : <ul style="list-style-type: none"> • Master Plan/ Development Plan and Zonal Plan • Plan prepared under Smart Cities Mission • Plan prepared under AMRUT • City Development Plan • City Mobility Plan • Plan prepared under HRIDAY • Any other special purpose plan 		
3.	Preparation of Redevelopment Plan by way of Local Area Plan <ul style="list-style-type: none"> • Layout Plan showing linkages, connectivity and appropriate setbacks if required • Proposed land use (if amended) • Proposals for redevelopment • Change in DCR for additional FSI or TDR for value capture 		
4.	Identification of projects for urban infrastructure and redevelopment		
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7.	Benefits and impact assessment		
8.	Consultation with the Land/Property owners and other stakeholders – incorporating suggestions and objections		
9.	Implementation strategies and proposed timelines		
C.	Final proposal		2 Months
1.	Submitting TPS to Government for approval		
2.	Gazette Notification		

14) FEES PAYABLE

- a) The Consultant would have to quote a lump sum consultancy fee **excluding GST** for the following works and the Consultancy Fee would be paid in phases as a percentage of the Total Fee as mentioned against each item of works. Payments to be released only after approval by the Competent Authority.
- b) The stages of payment may, however, be finalized during the Pre-Bid Meeting in consultation with the participating bidders.
- c) Any bid/offer containing overwriting is liable to be rejected. All corrections are to be authorised under the dated signature of the bidder without which the bid/offer may be informal.



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15) SCHEDULE OF PAYMENT

Sl. No.	Stage / Activities	Timeline	Payment (Percentage of total fees payable)
A.	Preliminary Stage	10 Days	10%
B.	Draft Stage	10 Months	70%
C.	Final proposal	2 Months	20%

15) Opening of Tender:

Tender shall be opened as per Date and Time Schedule mentioned in Para-19 hereinafter.

16) The successful bidder whose bid is accepted shall make formal agreement within 7 (seven) days from the date of issue of Letter of Intent by New Town Kolkata Development Authority. If the successful bidder fails to perform the formalities within the specified period the Tender is liable to be cancelled and the Bid Security will be forfeited.

17) The offer shall remain valid for 180 days from the date of opening of the tender.

18) Security Deposit:

The Earnest Money of Rs.10,000/- (Rupees one thousand only) will be converted as Security Deposit for successful bidder. The Security Deposit will be refunded after successful completion of entire work.

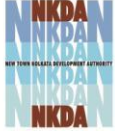
19) Date and Time Schedule :

Sl. No.	Particulars	Date & Time
1	Date of uploading of NIEt (online) (Publishing Date)	13.06.2019 at 06:30 P. M
2	Documents download start date (Online)	13.06.2019 at 06:30 P.M
3	Documents download end date (Online)	21.06.2019 at 04:00 P.M
4.	Date of Pre-Bid meeting	18.06.2019 at 11:30 A.M
5.	Bid submission start date (Online)	14.06.2019 at 10:00 A.M
6.	Bid submission closing date (Online)	21.06.2019 at 04:00 P.M
7.	Bid opening date for Technical Proposals (Online)	24.06.2019 at 04:00 P.M
8.	Last Date of uploading list for Technically Qualified Bidder(online)	Will be notified in due course
9.	Date for opening of Financial Proposal (Online).	Will be notified in due course

20) The bidder is bound by the terms & conditions of NIEt document, Instruction to Bidders, Schedule of works etc, which forms a part and parcel of this contract.

21) Prospective applicants are advised to note carefully the eligibility criteria before bidder the bids.

22) Any Corrigendum, notification in connection to this NIEt will be published in the official website of



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New Town Kolkata Development Authority (www.nkdamar.org) as well as <https://wbenders.gov.in> .
The applicants are requested to please follow the websites for such notifications, corrigendum etc.

Executive Engineer - I
New Town Kolkata Development Authority.

Memo No: 2775/NKDA/Admin(Planning) – 938/2019

Date: 13.06.2019

Copy forwarded for information to:-

1. The Chief Architect, New Town Kolkata Development Authority.
2. The Finance Office, New Town Kolkata Development Authority.
3. P.A to the Chairman, New Town Kolkata Development Authority.
4. P.A to the CEO, New Town Kolkata Development Authority.
5. Office Notice Board.
6. Official website of WB Tender (www.wbtenders.gov.in)
7. Official Website of New Town Kolkata Development Authority (www.nkdamar.org)

Executive Engineer - I
New Town Kolkata Development Authority