

Government of Jammu & Kashmir
Housing & Urban Development Department

**Invitation for Expression of Interest for
"Selection of Consultant for preparation of DPR for housing project under Pradhan Mantri
Awas Yojana (PMAY) on PPP mode"**

1. The Housing and Urban Development Department (H&UDD), Government of Jammu & Kashmir is keen to develop a Detailed Project Report for group housing project under flagship scheme Pradhan Mantri Awas Yojana (PMAY) for rehabilitation of Dal Dwellers.
2. The housing project shall be developed on PPP mode at a designated parcel of land.
3. As such, Expression of Interests' (EOIs) for the assignments from the reputed consulting firms/ organizations having prior experience in providing similar consulting services are invited.
4. The executing agency will apply (i) Technical competence (ii) Geographical experience, and (iii) Financial competence criteria in evaluating EOIs for short listing.
5. The Terms of Reference (TOR) are available at department website i.e. <http://www.jkhudd.gov.in /www.jklida.org> along with the Eoi.
6. Short listed entity will be invited to submit their technical and financial proposals subsequently.
7. Interested and eligible entities are invited to submit their EOIs in the prescribed format by the deadline of **20th August 2016** at the address given under data sheet.

Sd/-
Vice Chairman
J&K Lakes & Waterways Dev. Authority
Srinagar

Government of Jammu & Kashmir
Housing & Urban Development Department

REQUEST FOR EXPRESSION OF INTEREST

For

**PREPARATION OF PREPARATION OF DETAILED PROJECT REPORT FOR
HOUSING PROJECT REHABILITATION FOR DAL DWELLERS UNDER
PRADHAN MANTRI AWAS YOJANA (PMAY) ON PPP MODE**

July 2016

BIDDERSDATASHEET

No.	Particular	Details
1.	Name of the Client inviting EoI	Housing & Urban Development Department, Government of Jammu & Kashmir
2.	Name of the Assignment	Preparation of DPR for housing project under Pradhan Mantri Awas Yojana (PMAY) on PPP mode
3.	Date of Issue of EoI	28th July, 2016
5.	Last date and time for receipt of EoI	20th August, 2016 upto 3:00PM
6.	Date and time of opening of EoI	26th August, 2016 at 3:30PM
7	Short listing of Bidders	On the basis of Qualification criteria set forth in the EoI
15.	Name of the Contact Officer	The Vice Chairman, J&K Lakes and Waterways Development Authority (LWDA), Office Complex, MiskeenBagh, Khanyar, Srinagar-190003, Jammu & Kashmir, India Email: vclwda@yahoo.com Phone: : +91-194-2451073
16.	Address for Submission of Proposal	The Vice Chairman, J&K Lakes and Waterways Development Authority (LWDA), Office Complex, MiskeenBagh, Khanyar, Srinagar-190003, Jammu & Kashmir, India Email: vclwda@yahoo.com Phone: : +91-194-2451073

1. DISCLAIMER

The information contained in this Expression of Interest document (the“ Eol”)or subsequently provided to Bidders whether verbally or in documentary or any other form, by or on behalf of the Authority or any of its employees or advisors, is provided to Eligible Bidders on the terms and conditions set out in this Eol and such other terms and conditions subject to which such information is provided.

This Eol is not an agreement and is neither an offer nor invitation by the Lakes & Waterways Development Authority, herein after referred to as the authority to the prospective Applicants or any other person. The purpose of this Eol is to provide interested parties with information that may be useful to them in the formulation of their application for responding to this Eol.

Information provided in this Eol to the applicants is on a wide range of matters, The information given is not intended to be an exhaustive account of requirements and should not be regarded as a complete or authoritative statement.

The Authority, its employees and advisors, make no representation or warranty and shall have no liability to any person, including an Applicant , 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 Eol or otherwise, including the accuracy ,adequacy , correctness , completeness or reliability of the Eol and any assessment, assumption, statement or information contained therein or deemed to form part of this Eol. H&UD/LWDA may, in its absolute discretion but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this Eol.

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

2. BACKGROUND

The Housing & Urban Development Department (H&UDD),Government of Jammu & Kashmir (here in after‘ the Client’)invites proposals to provide Consulting Services for Preparation of Detailed Project Report under [flagship scheme Pradhan Mantri Awas Yojana (PMAY)]. The housing project may be developed on PPP mode at Detailed Scope of Work is provided in the Terms of Reference.

3. ABOUT PRADHAN MANTRI AWAS YOJANA - A MISSION OF HOUSING FOR ALL (URBAN)

The Ministry of Housing Urban Poverty Alleviation, Government of India has launched Pradhan Mantri Awas Yojana(PMAY)—a mission of Housing for All by 2022,a comprehensive urban housing scheme

to achieve the objective that “By the time the Nation completes 75 years of its Independence, every family will have a pucca house”.

The scheme seeks to address the housing requirement of urban poor including slum dwellers and will be implemented through four verticals, giving option to beneficiaries & ULBs. A beneficiary family in this mission will comprise husband, wife, unmarried sons and/or unmarried daughters. The beneficiary family should not own a pucca house in her/his name or in the name of any member of his/her family in any part of India. The Consultant shall discuss the criteria with the H&UD for finalizing the beneficiary to be accommodated in the proposed project.

The four verticals of the PMAY-Housing for All(Urban) Mission as per guidelines are:

- Slum rehabilitation of Slum Dwellers with participation of private developers using land as a resource
- Promotion of Affordable Housing for weaker section through Credit Linked Subsidy Scheme
- Affordable Housing in Partnership
- Subsidy for beneficiary-led individual house construction or enhancement

The Pradhan Mantri Awas Yojana (PMAY) envisages ‘Housing for All by 2022’ by encouraging ULBs to tackle the problem of urban poor housing in a definitive manner. The Housing for All Plan of Action (HFAPoA) for cities in J&K is being undertaken; however a detailed survey during the RAY has already been done. Also the Slum Free City Plan of Action is available for Srinagar. The H&UD Department through J&K Lakes and Waterways Development Authority (LWDA) intend to develop group housing project on PPP mode as mentioned under.

4. Development of Housing projects on PPP mode

The project is envisaged to be developed on PPP mode with a suitable private partner. This would accordingly fall into the 3rd category of the vertices i.e. “**Affordable Housing in Partnership**”. The project would offer cross-subsidy to private developers in terms of floor space index incentives and the right to build free sale apartments for LIG/MIG/HIG categories in return for rehousing existing EWS dwellers.

The J&K Lakes and Waterways Development Authority (LWDA) has identified land measuring **228 Hectares** at **Rakh-i-Aarth Bemina** for the project. It is envisaged that the project will have mix of EWS, LIG, MIG and HIG housing where the EWS shall be allocated to the urban poor, the LIG, MIG and HIG shall be sold at market price.

The Expression of Interest (EOI) is invited from reputed consultants to prepare the Detailed Project Report (DPR) for the project to be developed on PPP mode. The criteria scope of work is as under:

5. SCOPE OF WORK – TERMS OF REFERENCE

The consultant shall be required to perform the following tasks:

Task 1: Due Diligence of data, maps and reports

- a. After getting the List of Identified Urban Poor from LWDA/ULB, shall assist LWDA in valid at in list of urban poor to be accommodated in the proposed project.

- b. The consultant shall study Documents, Maps and Reports related to the Housing and Urban Poverty, City Development Plan of Srinagar, Statutory Development Plan, City Sanitation Plan and Detailed Project Report for the Housing and Urban Poverty which have been prepared, proposed, under implementation projects and implemented projects for achieving synergy with the other ongoing projects.
- c. The Consultants shall carry out review of urban poor from the existing data base and segregate the list of urban poor to be accommodated under this project.
- d. The Consultants shall carry out the following analysis on the data provided by the LWDA/ULB and the survey results:
 - Adequacy of the land for the project
 - Status of ownership and other clearances
 - Socio-Economic condition of the beneficiary &
 - Size of dwelling units to be proposed/suitable
- e. Based on the above mentioned analysis/data, consultants shall determine financial and technical viability of project to be developed under PPP mode.
- f. While estimating fund requirements Consultant shall ascertain that each beneficiary shall get up to 60 Sqm Carpet Area with basic civic infrastructure (water, sanitation, sewerage, road, electricity, transit accommodation during implementation etc.)
- g. Consultant shall assist the LWDA/H&UD in carrying out Consultations in accordance with the Pradhan Mantri Awas Yojana Scheme Guidelines.
- h. Carry out the Feasibility Study to review the proposed Site Condition, availability of Infrastructure and assessment of Social Amenities. The feasibility study must also include, but not limited to:

Task 2: Total Station Survey of Identified land and Micro-planning for the slum dwellers for housing, environmental and social infrastructure

- a. The consultant shall conduct topographical (ground) survey, which involves detailed topographical mapping and development of spatial database for the proposed land, using Total Station/DGPS.
- b. Identification and validation of slum dwellers to be accommodated in the proposed project shall be done by LWDA. The Consultant shall get the beneficiary list from the client before planning for the mix of housing (EWS,LIG, MIG& HIG). The Consultant shall also develop a detailed MIS for the beneficiary in this regard.

Task 3: Preparation of Detailed Project Report

- a. The consultant shall prepare viable zone wise Detailed Project Reports (DPRs). The each zone shall accommodate at least 500 EWS dwelling units.

- b. The DPRs shall comprise detailed proposals for housing, environmental infrastructure, social infrastructure, and for capacity building. The DPR template provided in the PMAY Guidelines 2015 -22 to be referred for this purpose.
- c. The Phase I DPR shall cover sectors and details including but not limited to following and must comply with the revised Guidelines of PMAY 2015-22.

i. Housing

- Housing shall be decent and affordable as per PMAY Guidelines 2015-22 issued by MoHUPA of GoI. The carpet area shall be as suggested by H&UD. Horizontal or vertical development shall be adopted based on the Option analysis under feasibility report.
- The consultant shall discuss in detail the options developed for configuration of layout, reasons for choice of a particular option, describe the options for each type of housing unit, the proposed housing development, environmental and social infrastructure provision in the project including detailed implementation arrangements. Consultant shall also furnish conceptual, architectural, structural, plumbing, electrical drawings etc.

ii. Water Supply

- Marking of water supply lines, their alignment, type, size and condition; details of source connectivity (ELSR / Sump/Water Supply trunk main) etc.,
- Superimposition of existing mains on the GIS based city map.
- Proposals for new feeder mains and distribution mains if required and marking the same on map.

iii. Sewerage

- Inventory of existing Sewerage network along with trunk and main sewers, pumping mains and location of nearest collection well and STP. Marking of sewer line alignment, flow direction, type and size of sewer line, invert level of Manhole at nodal points / junctions, Connectivity to lateral/ trunk sewer line, invert levels of trunk/lateral at joining point etc.
- Superimposing the existing sewerage network with details of pipes—type, diameter, depth, condition and manholes - top & invert levels and condition, on the GIS based city/slum map.
- Proposals for new sewerage network and trunk/pumping mains to STP and marking the same on the above map.

iv. Storm water drains

- Proposing new storm water drains with suitable section and leading to nearest out fall drain and marking the same on the above map.

v. Roads

- Inventory of Roads: Right-of-Way (ROW), carriage way, type, availability and width of shoulder
- Proposing new road profiles, temporary and permanent restoration of roads wherever the water supply and sewer lines are proposed and marking the same on GIS based slum map.

vi. Street Lighting

- Exact location of Street Light pole, type of pole, condition of pole etc.
- Type of street lighting fixtures and their output in Watts.
- Transformer location, capacity

vii. Social Infrastructure

- Social infrastructure like community halls, primary/upper primary and secondary schools, urban health centers, public toilets, informal markets, livelihood promotion centers, etc. should also be covered.
- The Phase I DPR shall be accompanied detailed designs, detailed cost estimates and drawings with standard data and rate analysis.

Task 4: Facilitation of appraisal and approval of DPRs by the Competent Authorities

The consultant shall attend and facilitate the desk appraisal of the DPRs and submit revised documents accordingly making necessary modifications. The consultant shall also attend and facilitate final approval of the DPRs by State Government.

Task 5: Detailed Designs

- a. Prepare detailed designs, detailed estimates and accurate cost estimates, and bid documents for on-site and off-site infrastructure sub-projects, including necessary surveys, as requested by the client.
- b. Integrate disaster management, mitigation and adaptation aspects in the designs for projects in water supply, sanitation and sewerage, storm water drainage and solid waste management– due to disasters like earth quakes, land slides, winds, hales, cyclones etc.
- c. Prepare detailed designs including detailed and abstract (cost estimates) of sub- projects with accurate costs, including necessary hydro-geological investigations and designs, drawings to allow technical sanction by the competent authority and construction of the works by the contractor.
- d. The relevant BIS Standards shall be followed in the design of various components.
- e. Prepare an outline implementation plan for each contract package;
- f. Prepare consolidated contract documents, technical specifications, approved contract drawings, final bill of quantities and any other necessary information required for successful tendering.
- g. Design a supervision program for the works.

6. ELIGIBILITY CRITERIA FOR THE BIDDERS:

a. Technical Qualification:

- i. The Consultancy /Agency should have experience of Preparation of Township Development Plan/DPRs
- ii. Experience of Preparation of Detailed Project Report for Housing for All

- iii. Registered firms/ Consultancies / Agencies under Indian partnership Act /Societies Registration Act or Registered companies under Companies Act are only eligible to participate in this EoI.

b. Financial Qualification:

Turnover: Applicant shall have minimum annual average turnover of Rs.50.00 crores over the last three financial years Consultants must ensure that evidence of eligibility criteria of turnover in the form of audited financial statements for the last three financial years together with the Auditors' Report must be closed with their Technical proposal in the prescribed format.

7. Submission of EoI

The EOIs shall be received till [date] 17:00 hrs.at the address given under data sheet The EOI Notice is also available in the official website <http://www.jklda.org/>

8. REQUISITE DOCUMENTS TO BE SUBMITTED ALONG WITH THE PROPOSAL:

The interested applicants have to furnish the attested copies of requisite documents and other statutory instruments along with the technical proposal:

- ❖ The covering letter on bidder's letterhead requesting to participate in the process of consideration.
- ❖ Copy of Certificate of company registration
- ❖ Documents of company profile
- ❖ Audited annual statement of Income and Expenditure for the last 3 years certified by Chartered Accountant along with turnover certificate for last three financial years.
- ❖ Authorization Letter/Power of Attorney in favour of the person signing the proposal documents on behalf of the bidder. All the pages of the proposals should be duly signed and sealed by the authorized person on behalf of the bidder.
- ❖ Copy of Pan card
- ❖ Documentary evidence regarding engagement letter or letters from the clients served in similar assignments.

9. METHOD & PROCEEDURE OF SELECTION

The short listed firms to be considered by an Evaluation, Financial - Technical Committee shall be provided with the RFP documents and selection method shall be detailed out in RFP.

10. H&UD/LWDA RESERVE THE RIGHT TO THE FOLLOWING

- a. Reject any or all proposals received in response to the EoI without giving any reason whatsoever
- b. Extend the time for submission of EoI.

Covering Letter

To:

Date:

The Vice Chairman,
J&K Lakes and Waterways Development Authority (LWDA),
Office Complex, MiskeenBagh,
Khanyar, Srinagar-190003,
Jammu & Kashmir, India
Email: vclwda@yahoo.com
Phone: : +91-194-2451073

Subject: Expression of Interest Selection of Consultant for preparation of DPR for housing project under Pradhan Mantri Awas Yojana (PMAY) on PPP mode”

Sir,

We, the undersigned, pleased to submit our Expression of Interest for Preparation of DPR for housing project under Pradhan Mantri Awas Yojana (PMAY) on PPP mode in accordance with your EOI dated _____.

We hereby declare that we have read the Instructions to Consultant included in the EOI, and abide by the same.

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

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

Yours faithfully,

Authorized Signature [In full and initials]: Name and Title of Signatory:

Name of Firm: Address: Contact No. E mail id:

1.Power of Attorney in the name of the authorized representative to be enclosed

Financial Standing (Annual Turnover)

Certificate from the Statutory Auditor regarding the Average annual turnover of the organization is ₹_____ Cr. for the **last 3 financial** year ending of month **31stMarch2016**. Based on its books of accounts and other published information authenticated by it, this is to certify that.....(Name of the Bidder)had, over the last three Financial Years, a Total turnover of the organization is ₹.....Cr. as per year –wise details noted below:

Financial Year ending 31 st March	Total Turnover (In ₹ Cr.)
2013-14:	
2014-15:	
2015-16	
Total	
Average Annual Turnover	

*In the event the financial statements for theyear2014-15 is unaudited, Provisional financial statements duly certified by CA may be submitted.

Name of the audit firm/Chartered Accountant:

Seal of the audit firm: (Signature, name and designation and registration Number of the Chartered accountant)

Date:

Note: Please provide certified copies of Audited Financial Statements of the organization/agency for over the last three Financial Years.

**Project Detail
Sheet**

Category:[Insert similar assignment category as specified under Eligibility and Evaluation criteria mentioned]	
Assignment name:	Value of the contract (in current ₹):
Country: Name of City/ Cities	Duration of Assignment (months):
Name of Client:	Total No of staff-months of the assignment:
Name of Senior Staff(Project Director/Coordinator, Team Leader)involved from your firm and functions performed indicated whether regular full-time employees of your firm or part-time/independent:	
Address of Client:	
Start date (month/year): Completion date(month/year):	
Narrative description of Project in brief:	
Description of actual services provided by your firm in the assignment:	

Authorized Signatory

Name of Firm:
