



## **TENDER NOTICE INVITING e-TENDERS FOR EXPRESSION OF INTEREST (EOI)**

Expression of Interest (EOI) is invited from reputed consulting/professional firms/Urban Designers/Architects/ Consortia (Consortium of not exceeding 3 members and one member must be practicing Architect and registered with Council of Architecture) fulfilling the specified eligibility criteria for rendering consultancy services for the **town planning issues like City Scape, Urban Design, Designing of Urban Forest and designing of Aerotropolis City including horticulture and landscaping etc.**

Detailed terms and conditions of the notice inviting EOI, scope of work and eligibility criteria etc. are available on our website [www.gmada.gov.in](http://www.gmada.gov.in). The EOI should be sent on official email id of Senior Town Planner i.e. [gmadastp@gmail.com](mailto:gmadastp@gmail.com).

**The hard copies of the Expression of Interest should be submitted to the office of the undersigned Room No. 212, second floor, PUDA Bhawan, Sector 62, S.A.S Nagar personally against receipt or through registered post upto 12-10-2020. The prebid meeting shall be held on 30-9-2020 at 12:30 PM in Committee room, second floor, PUDA Bhawan, Sector 62, S.A.S Nagar. The minutes of the prebid meeting shall become part of the detailed notice issued earlier for inviting EOI.**

No corrigendum shall be published in newspaper. The perspective bidders should keep on checking the website of GMADA for the purpose. For any clarification, the bidding consultants can contact on 98788-85500 and 95011-14320.

**Senior Town Planner**

**GREATER MOHALI AREA DEVELOPMENT AUTHORITY  
PUDA Bhawan, Sector 62, SAS Nagar (Punjab)**

# GREATER MOHALI AREA DEVELOPMENT AUTHORITY

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PUNJAB

## NOTICE INVITING EXPRESSION OF INTEREST (EOI)

Expression of Interest (EOI) is invited from reputed consulting/ professional firms/Urban Designer/Architect/Consortia(Consortium of not exceeding 3 members and one member must be practicing Architect and registered with Council of Architecture) fulfilling the specified eligibility criteria for rendering consultancy services to prepare a holistic plan for rejuvenation and renewal of Mohali.

### (I) VISION

Mohali, renamed as SAS Nagar in memory of Sahibzada Ajit Singh, the city along with Panchkula and Chandigarh form part of Chandigarh Tricity. Mohali has emerged as a planned city in extension to the design pattern of Chandigarh within a time period of last 25 years. The city is becoming an important IT/Education Hub in northern India as many IT companies have their headquarters located here. Major institutions like NIPER, ISB, IISER, NABI, Amity University, Plaksha University etc are located here.

The Master Plan (2006-2031) of this City was prepared by M/S Jurong Consultants Pvt Ltd, Singapore with the vision to provide economic stimulation to existing development, offer world-class living and provide efficient accessibility to everyone through all modes of transportation.

Mohali has an advantage with its multi modal connectivity with the neighbouring states of Himachal Pradesh, Jammu and Kashmir, Haryana and Delhi NCR, connected via major National Highways and State Highways, well connected railway system and an international Airport in the vicinity making it a potential zone for future developments. The upcoming Airport/Aviation Hub, envisages the potential for Logistic and Manufacturing hub along with other economic activities. The planning of the Aerotropolis- airport city in the GMADA region may provide an integrated multi modal transport hub at the airport.

The implementation of the Master Plan has succeeded to encourage sustained economic growth. While envisaging the Master plan, due care was taken to regulate and optimize urban development so that the outlying areas of fertile agricultural land, natural features, water catchments and ecologically sensitive zones are well conserved and preserved. The city is famous for its cricket and Hockey grounds making it a potential zone for enhancing the sports culture in the region. A number of new projects are further coming up at a fast pace in the city being developed by both Government and private sector, encouraging new businesses and growth areas like e-commerce, environment and research, aviation, logistics as well as creative sector.

GMADA aims at developing Mohali as a competitive metropolis with resilience to boost the pace of economic and urban development in Punjab. There is a need to hire technical consultant to streamline our tactics for enhancing Investment potential of the city and to make it an attractive and approachable one for national as well as International Investors. Also to optimize development in areas with existing infrastructure development, community facilities and other commercial entities along with the urban transformation, cityscape, urban design and overall landscape of the city.

### (II) AIM AND OBJECTIVES

***The AIM is to develop a self- sustainable, resilient, globally competitive, inclusive of high-end Central Business District and to bring an urban transformation in the entire Mohali City to support the same.***

The major objectives to be fulfilled are as below:

1. Overall City Scape and Urban Design of City Mohali: - Suggestions on City Scape and Urban Design of City Mohali including utilization of various pockets, skyline, street scape, height of the buildings, building lines, zoning regulations, facade controls, building controls etc. Creating a new skyline in comparison and uniqueness to the characteristic typology of Chandigarh and Mohali, regulated with accurate

comprehensive structure vetted by competent people following regulatory framework. Providing unique lifestyle and memorable experience to the residents and tourists.

2. Utilization of Mixed-Use belt along Major Roads: Proposals for compatibility of activities in Mixed Use Zone and zoning of these pockets.
3. Urban Forest/City parks: Suggestions to ensure the clean-living environment in the city, identification of suitable sites for green cover including recreational activities. Ideas for integration of green spaces/city parks with the overall planning city based thematic/innovative ideas.
4. Horticulture/Landscaping: Proposal for beautification of land along roads, public places in City Centre, in residential areas and industrial areas. To make the city responsive to ecological framework of the peri urban area along with urban system networks.
5. Optimal utilization of City Centre sites: Suggestions for optimal utilization of available pocket/sites in the City Centre, sector 62, for enhancement of the salability/value of these pockets along with other urban planning & design parameters.
6. Planning and designing of Aerotropolis: - Around 5500 acres of land near Mohali International Airport is proposed to be developed by GMADA as an integrated township. Suggestions on conceptual land use planning along with zoning controls with best aesthetics, realistic/economically viable ideas.
7. Creation, Utilization and Disposal of Land Inventory: Huge stock of planned/developed as well as unplanned/undeveloped land is available in the city. Identification of such land parcels and proposals for development/utilization of these sites in view of international scenario for economic resource generation and employment. Innovative ideas for disposal of un-allotted sites in the city.
8. Suggestions on Economic Planning of City Mohali: To streamline the tactics for enhancing Investment potential of the city and make it an attractive and approachable site for National as well as International Investors. Developing futuristic model for attracting IT and Green Industry. Developing potential attractions for the private investors and locals to invest in real estate, business enterprises and commercial establishments. Creating a new hub for business and leisure and generating employment for youth.

### (III) CONSULTANT'S SCOPE OF WORK

Description	Area in Acres	Level of Detail	Deliverables	Time (Months)	Weightage
Strategy for disposal of inventory* with long term perspective of growth of city/financial returns/city scape (*except planned small plots)	1000	Marketing strategy, Use, Zoning controls, FAR etc.	Strategy with Time lines	6 Months	1/3 <sup>rd</sup>

City Improvement-Greens, Side Walks Cycling Tracks, Underpasses, FOBs, Lighting, Junction Improvement, New Sports Complexes/Community Centres locations, New Bus Stand Location, Urban Forest, Green belts along rivulets passing through the City.	Sectors 53 to 80 plus Aerocity , IT City	Concept Designs with Reasoning	Drawings and Description	12 Months	1/3 <sup>rd</sup>
Planning of Aerotropolis (Phase-1)	1700	Road Network, Land Use Distribution For Residential, Group Housing, Commercial, Institutional Recreational , Diplomatic Enclave, Sports, Community Halls, Hotels etc.	Drawings and Description and 3D walk through	3 Months	1/3 <sup>rd</sup>

#### **(IV) ELIGIBILITY CRITERIA FOR SELECTION OF CONSULTANT**

Expression of Interest (EOI) is invited from reputed consulting/ professional firms/Urban Designer/Architect/Consortia (Consortium of not exceeding 3 members and proprietor/owner of one firm must be practicing Architect registered with Council of Architecture) or Town Planner fulfilling the specified eligibility criteria for rendering consultancy services to prepare a holistic plan for rejuvenation and renewal of Mohali.

The eligibility criteria for the successful bidder is as stated below:

1. Consulting firm should have successfully carried out two urban design/urban planning projects completed within the last 15 years, involving mixed use development with emphasis on urban renewal strategies.
2. The average financial turnover of the firm during the last 3 years should be equal to or more than 75 lakhs.

The similar consultancy job means providing Consultancy services for urban design/urban renewal project.

#### **(V) SUBMISSIONS BY THE BIDDING CONSULTANT**

1. The firm shall submit biodata of its members including Urban Designer, landscape Planner/Architect, Urban Planners and Transportation expert along with detail of similar works carried out by them in the past along with brief background and experience, comments on the objectives/scope of the work.
2. The firm shall enclose documentary proof for eligibility criteria as mentioned in point No. 1 & 2 of Eligibility Criteria stated above.

3. The firm will give a presentation regarding the concept design of the proposal as well as past experience and other details required for judging the eligibility of the firm, in front of the Evaluation Committee. On the basis of the responses received from the interested parties, the best 3 consultants meeting the requirement will be shortlisted for further consideration and RFP will be issued to them.

**(VI) STANDARDS OF PERFORMANCE**

The consultant shall perform the services and carry out their obligations here under with all due diligence, efficiency and economy in accordance with generally accepted professional standards and practices, and shall observe sound management practices, and employ appropriate latest technology and methods. The consultant shall always act, in respect of any matter relating to this contract or to the Services, as faithful adviser to GMADA, and shall at all times support and safeguard GMADA's legitimate interests in any dealings.

**(VII) CONFLICT OF INTEREST**

The consultant shall hold GMADA's interests paramount, without any consideration of future work and strictly avoid conflict with other assignments or their own corporate interests.

**(VIII) CONSULTANT NOT TO BENEFIT FROM COMMISSIONS, DISCOUNTS ETC.**

The Consultant shall not accept for its own benefit if any trade commission, discount or similar payments in connection with activities pursuant to this contract or in the discharge of its obligations hereunder, and the Consultant shall use its best efforts to ensure that the Personnels and agents of the Consultant, similarly shall not receive any such additional payment.

**(IX) DOCUMENTS PREPARED BY THE CONSULTANT TO BE THE PROPERTY OF GMADA**

All plans, drawings, specifications, design, reports, other documents and software prepared by the CONSULTANT for GMADA under this contract shall become and remain the property of GMADA, and the CONSULTANT shall, not later than upon termination or expiration of this Contract, deliver all such documents to GMADA, together with a detailed inventory thereof. The CONSULTANT may retain a copy of such documents and software, and use such software for their own use with prior written approval of GMADA.

**(X) SUSPENSION**

GMADA may, by written notice of suspension to the CONSULTANT, suspend all payments to the CONSULTANT hereunder if the CONSULTANT fails to perform its obligations under this Contract, including the carrying out of the services, provided that such notice of suspension:-

- a) shall specify the nature of the failure, and
- b) shall request the CONSULTANT to remedy such failure within a periods not exceeding seven(7) days after receipt by the CONSULTANT of such notice of suspension.

**(XI) PENALTY/LIQUIDATED DAMAGES**

a) Penalty/Liquidated damages @ 0.1% (1/1000) of the contract value shall be deducted from the pending bills/security deposits/bank guarantees of the CONSULTANT or recovers in that order of priority for each day of delay in providing the services as described in scope of work to be read with time frames

as described in payment schedules, without prejudice to other remedies available to GMADA, subject to an upper limit of 10% of the contract value.

On justifiable ground Chief Administrator, GMADA may reduce/waive off the liquidated damages on appeal by the consultant, which shall be made not later than 30 days of imposition of such penalty/liquidated damages.

## **(XII) DEBAR / BLACKLIST**

In case of any shortcoming, discrepancy or failure whatsoever in the discharge of its duties, the CONSULTANT shall be fully responsible besides the executing agency. In such a case, the CONSULTANT shall be liable to be debarred from bidding for works and shall be blacklisted.

## **(XIII) TERMINATION**

### **By GMADA**

GMADA may, by a written notice of termination to the CONSULTANT, terminate the contract with immediate effect after the occurrence of any of the events specified in this clause.

- a) If the CONSULTANT fails to submit the performance security, as specified
- b) If the CONSULTANT become insolvent or bankrupt or enter into any agreements with their creditors for relief of debt or take advantage of any law for the benefit of debtors or go into liquidation or receivership whether compulsory or voluntary.
- c) If the CONSULTANT submit to GMADA a statement which has a material effect on the rights, obligations or interests of GMADA and which the CONSULTANT know to be false.
- d) If, as the result of force majeure, CONSULTANT are unable to perform a material portion practices in competing for or in executing the contract.
- e) If the CONSULTANT in the judgment of GMADA has engaged in corrupt or fraudulent practices in competing for or in executing the contract.
- f) If GMADA in its sole discretion and for any reason whatsoever, decides to terminate this contract.

### **By the CONSULTANT**

The CONSULTANT may, by not less than thirty (30 days) written notice to GMADA, such notice to be given after the occurrence of any of the events of this clause, terminate this contract.

- a) If GMADA fails to pay any money due to CONSULTANT pursuant to this contract.
- b) If GMADA is in material breach of its obligations pursuant to this contract and has not remedied the same within forty five (45) days (or such longer period as the CONSULTANT may have subsequently approved in writing) following the receipt by GMADA of the CONSULTANT notice specifying such breach.
- c) If as the result of force majeure, the CONSULTANT are unable to perform a material portion of the services for a period of not less than Sixty (60) days.

**(XIV) PAYMENT UPON TERMINATION**

Upon termination of this Contract, GMADA shall make the payments to the CONSULTANT for services satisfactorily performed prior to the effective date of termination, and reimbursable expenditures actually incurred prior to the effective date of termination.

**(XV) ONE BID PER BIDDER**

Each bidder shall submit only one bid for one Project/Work/Package. A bidder who submits or participates in more than one Bid (other than as sub consultant or in cases of alternatives that have been permitted or requested) will cause all the proposals with the Bidder's participation to be disqualified.

**(XVI) ADDRESS FOR COMMUNICATION**

Senior Town Planner  
Room No. 239 (2<sup>nd</sup> Floor)  
Greater Mohali Area Development Authority  
PUDA Bhawan, Sector-62, SAS Nagar  
Phone No. 0172- 2215311  
Email: gmadastp@gmail.com