**EXPRESSION OF INTEREST(EoI)**

**FOR**

**For Survey of Dehradun City & Preparation of Housing For All (HFA) Plan of Action (HFAPoA) on the basis of**

**Profile, Household Profile, Livelihood Profile,**

**Consolidated MIS & HFA Plan of Action in**

**a Participatory Manner under the**

**Pradhan Mantri Awas Yojana**

**Housing for All (Urban)**



**NAGAR NIGAM DEHRADUN**

**GOVERNMENT OF UTTARAKHAND**

**1,PATEL ROAD, DEHRADUN - 248001**

**PHONE:0135- 2714074, 2655620,FAX : 0135- 2651060**

**E-mail: nagar\_nigam2008@yahoo.com**

**Web site: http/:www.nagarnigamdehradun.com**

ACKNOWLDGEMENT FOR EXPRESSION OF INTEREST

**Document Reference No. – 168/Project Cell/HFA/2016, Dated:- 23-01-2016**

Cost of EOI Document. – Rs 5000/-

(Non-Refundable)

Demand Draft No.: \_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date of issue of EOI Document: \_\_\_\_\_\_\_\_\_\_\_\_\_

Issued to :

M/s\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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Against receipt No \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Dated \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature of Agency

|  |
| --- |
| **MUNICIPAL CORPORATION DEHRADUN**  **INVITATION FOR EXPRESSION OF INTEREST (EOI)** |
| Municipal Corporation , Dehradun invites EoI for Conduct of Survey & Preparation of Housing For All (HFA) Plan of Action (HFAPoA) on the basis of Profile, Household Profile, Livelihood Profile, Consolidated MIS & HFA Plan of Action in a Participatory Manner under the Pradhan Mantri Awas Yojana Housing for All (Urban) for Dehradun city from experienced Developers/Agencies/Firms/NGOs,who have technical capacity in the Prepartion of Housing Action Plan, Detailed Survey work particullrly in Housing Sector. Qualified Agency shall subsequently go through a competitive bidding process in two bid system. The detailed scope of work along with EoI Documents are available on our Official website: http:/ [www.nagarnigamdehradun.com](http://www.nagarnigamdehradun.com), The EoI should reach by 1500 hrs on or before 15th February ,2016 at address mentioned below: |
| Office Address: 1 Patel Road, Dehradun, E- mail:nagarnigam.ddn@gmail.com , Phone No.-0135 2657884  **Municipal Commissioner**  **Municipal Corporation, Dehradun.** |

**Letter No.:168/Project Cell/HFA/2016 Dated:23-01-2016**

**Copy to:**

1. Secretary, Urban Development Department, Government of Uttarakhand for kind information.
2. Director, Urban Development Directorate, Uttarakhand for kind information.
3. IT Officer, Nagar Nigam Dehradun with direction to upload the RFP (as per soft copy) on Nagar Nigam Website.
4. Marketing Manager, Amar Ujala (Uttarkhand & NCR) rate will be applicable as 1307/Sq. Cm & 1172Sq.Cm (Less with 35% discount) & with request to publish RFP in least area and bill for payment to be submitted to Nagar Nigam along with two copies of Newspapers.
5. Marketing Manager, the Pioneer (Uttarkhand & NCR editions) rate will be applicable as 755/Sq. cm (with 76 % discount) & with request to publish RFP in least area and bill for payment to be submitted to Nagar Nigam along with two copies of Newspapers.

(Nitin Singh Bhadauria)

Municipal Commissioner

Municipal Corporation, Dehradun.

**HFA AT GLANCE:**

| **Key Areas** | **Housing For All (HFA)** |
| --- | --- |
| Thrust Areas | Construction of Houses upto 30 Sq Mt carpet area with basic civic infrastructure like water, sanitation, sewerage, road, electricity, etc. |
| Strategy | To address Housing needs of Urban Poor including slum dwellers through:   * In-situ Redevelopment, * Credit Linked Interest Subsidy, * Beneficiary Led House Construction, * Affordable Housing in Partnership |
| Coverage | 4041 towns, including upgradation and Green field Projects |
| Selection of Cities | All cities that prepare HFAPoA and get approval from SLSMC |
| Institutional Structure | **Central Level:**CSMC  **State Level:**SLNA supported by SLTC  **City Level:**CLNA |
| Implementation Agency | City Level Nodal Agency |
| Approval Process: Overall | based on HFAPoA prepared by the states |
| Annual Action Plan | based on HFAPoA; and Annual Implementation Plan |
| Components that can be Financed | * **Project Funds (95%)** * Construction of houses upto 30 Sq Mt (up to 60 Sq Mt area for Credit Linked Subsidy Scheme) Carpet Area * **Capacity Building, IEC, Administrative and Other Expenses (5%) ()** * Third party Quality Monitoring Agency * Preparation of HFAPoA * Formation of CLTC and SLTC |
| Limits of Central Assistance | **Project Funds:**  1. In-situ Redevelopment of Slums-Rs. 1 lakh per house on an average  2. Credit Linked Subsidy Scheme-6.5% Interest Subsidy for 15 year tenor at NPV of 9%  3. Affordable Housing in Partnership-Rs. 1.5 Lakh per EWS House  4. Beneficiary led House Construction-Rs. 1.5 Lakh per EWS House   * State Governments may provide additional assistance from their resources   **CB, IEC and A&OE**  75% of the total amount as central government support, rest to be funded by State |
| Project Approval | At State Level by SLSMC |
| Prioritisation of Projects | * Not necessary, since there is no limit to funds that may be made available by Central Government (subject to caps per household) * Result of Demand Survey, Draft HFAPoA and Draft AIP to be shared with MLAs and MPs to factor in their views in finalising plans and beneficiary list |
| O & M of Assets created by Project | Through Residents Welfare Association formed by Beneficiaries |
| Convergence Mechanism suggested in the scheme | * MoUD to be requested to make provisions for Infrastructure in outer areas of the City, so that land with Civic Amenities is available for Housing. * MoUD to be requested to make provision for Affordable Housing in Smart Cities Programme. * States are requested to ensure Convergence with other schemes |

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**DOCUMENT CONTROL SHEET**

|  |  |  |
| --- | --- | --- |
|  | Document Reference Number: | 168/Project Cell/HFA/ 2016 Date 23-01-2016 |
|  | Start date of issue of EOI: | 25-02-2016 |
|  | Last date of issue of EOI: | 11-02-2016 |
|  | Last date for Clarifications if any: | 06-02-16 |
|  | Last Date & Time for Receipt of Proposals: | 15-02-2016, Up to 5:00 P.M. |
|  | Venue for Opening of Bids: | Municipal Corporation Office |
|  | Cost of EOI document : | Rs. 5000/- |
|  | Earnest Money Deposit (EMD): | 2% of the total quoted cost. |
|  | Time Limit for completion: | 2 Months for Survey Work & 1 Month for Preparation of HFAPoA |
|  | Office and Correspondence Address: | Project Cell, Nagar Nigam Dehradun – 248001 |
|  | Phone/Fax: | 0135 – 2655620 & 2651060 |
|  | E-mail Address: | [nagarnigam.ddn@gmail.com](mailto:nagarnigam.ddn@gmail.com) |

Note:

1. This document is non transferable and EoI fee non-refundable.
2. All Bidders are advised to check any further clarifications and corrigendum related to this project at the website www.nagarnigamdehradun.com
3. In case a Holiday is declared on any day, the event will be held on the next working day at same time and same venue.

**SECTION 1: INVITATION FOR PROPOSALS (IFP)**

1.1 **Background:**

Through this Expression of Interest (EoI), the Municipal Corporation intends to invite Technical & Financial Proposals through double envelope system for whole City survey including Slum Survey and Preparation of Urban Poor Profile, Slum Profile, Household Profile, Livelihood Profile, Consolidated MIS and Housing For All Plan of

**1.2 Housing For All Paln of Action (HFAPoA):**

In a Participatory Manner with in in Municipal Corporation area through, Selection of a suitable Agency to carry out above survey is in line with the guidelines of Ministry of Housing and Urban Poverty Alleviation, (MoHUPA) Government of India for Slum-Free city planning & Housing for all under HFA.

**1.3 Invitation:**

**(a)** Through this Expression of Interest (EOI), it is intended to invite Proposals for selecting an Agency to undertake Survey and Preparation of City Poor Profile , Slum Profile, House hold Profile, livelihood profile, Consolidated MIS and Housing For ALL Plan of Action in a Participatory Manner with in the Municipal Corporation ward & Slum areas.

**(b)** The Municipal Corporation Dehradun may, at its own discretion can extend the date for submission of proposals. In such a case all rights and obligations of the Municipal Corporation Dehradun and bidders previously subject to the deadline will thereafter be subject to the deadline as extended.

**(c)** The Proposal can be sent through Registered Post/Speed Post/ courier so as to reach Municipal Corporation Dehradun office at designated date and time as per EOI.

**(d)** All Bankers Cheque or Demand Draft should be in Indian Rupees and drawn on any Scheduled Bank in favour of “Municipal Commissioner” Municipal Corporation Dehradun payable at Dehradun.

**SECTION 2: INSTRUCTIONS TO BIDDERS (ITB)**

**2.1 Definitions:** Unless the context otherwise requires, the following terms wherever used in this EOI have the following meanings:

**(a)** “Bidder” means firm/company/Agency/Institution/NGOs/ Consultant who submits Proposal in response to EOI Document.

**(b)** “Committee” means Committee Constituted for Evaluation of Proposals.

**(c)** “Contract” means the Contract executed between Municipal Corporation Dehradun and Firm/Company/Agency/NGOs/ Institution for Survey and Preparation of Housing For All Plan of Action along with the entire documentation specified in the EOI.

**(d)** “Municipal Corporation Dehradun” means Municipal Corporation Dehradun is concerning body for this assignment.

**“GCC” means General Contract Conditions.**

**(f)** “ITB” means Instructions to Bidders.

**(g)** “IFP” means Invitation for Proposal.

**(h)** “Last Three Financial Years” means the FY ending on 31st March, 2013, 2014, 2015 (FY; 2013-14, 2014-15 & 2015-16).

**(i)** “Personnel” means Professional and Support Staff.

**(j)** “Proposals” means proposal submitted by Bidders in response to the EOI issued by the Municipal Corporation Dehradun .

**(k)** “Services” means the work to be performed by Firm/ Company/Agency/Institution in pursuant to this EOI and to the contract executed between the parties.

**(l)** “SOW” means Scope of Work

**(m)** “FOW” means Flow of Work

**2.2 Conflict of Interest:**

The Firm/Company/NGOs/ Agency should provide professional, objective, and impartial service and at all times hold the Municipal Corporation Dehradun interests paramount, strictly avoid conflicts with other assignments/jobs or their own corporate interests and act without any consideration for future work. Firm/ company/Agency/ institution shall not deploy former employees of the Municipal Corporation Dehradun /Urban Local Body Department.

**2.3 Validity of Proposals:**

(a ) Proposals shall remain valid for a period of 120 (one hundred and twenty) days from the date of opening of Proposal. The Municipal Corporation Dehradun reserves rights to reject the proposal having shorter validity period as non-responsive.

(b) In exceptional circumstances, the Municipal Corporation Dehradun may solicit the bidder’s consent to an extension of the period of validity. The request and the response thereto shall be made in writing. Extension of validity period by the bidder should be unconditional. A bidder may refuse the request without forfeiting the Earnest Money Deposit. Bidder granting the request will not be permitted to modify its Proposal.

**2.4 Right to accept or reject Proposal(s):**

The Municipal Corporation Dehradun reserves the rights to annul the EOI process, or to accept or reject any or all the Proposals in whole or part at any time without assigning any reasons and without incurring any liability to the affected bidder(s) or any obligation to inform the affected bidder(s) of the grounds for such decision.

**2.5 Fraud and Corruption:**

It is required that the bidder submitting Proposal selected through this EOI must observe the highest standards of ethics during the process of selection and during the performance and execution of contract.

(a) For this purpose, definitions of the terms are set forth as follows:

i. "Corrupt practice" means the offering, giving, receiving or soliciting of anyt hing of value to influence the action of the Municipal Corporation Dehradun or its personnel in contract executions.

ii. "Fraudulent practice" means a Misrepresentation of facts, in order to influence a selection process or the execution of a contract, and includes collusive practice among bidders (prior to or after Proposal submission) designed to establish Proposal prices at artificially high or non-competitive levels and to deprive the Municipal Corporation Dehradun of the benefits of free and open competition;

iii. “Unfair trade practice” means supply of services different from what is ordered on, or change in the Scope of Work.

iv. ”Coercive practice” means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the selection process or execution of contract.

(b) The Municipal Corporation Dehradun will reject a proposal for award, if it determines that the bidder recommended for award, has been determined to having been engaged in corrupt, fraudulent or unfair trade practices.

(c) The Municipal Corporation Dehradun will debar/ black-list a firm/ company/Agency/ institution either indefinitely or for a stated period of time, for awarding the contract, if it at any time determines that the firm/ company/Agency/ institution has engaged in corrupt, fraudulent and unfair trade practice in competing for, or in executing, the contract.

**2.6 Clarifications and Amendments of EO:**

a) During process of evaluation of the Proposals, The Municipal Corporation Dehradun may, at its discretion, ask bidders for clarifications on their proposal. The applicants are required to respond within the prescribed time frame.

b) The MUNICIPAL CORPORATION DEHRADUN may for any reason, modify the EOI from time to time. The amendment(s) to the EOI would be clearly spelt out and the bidders may be asked to amend their proposal due to such amendments.

c) The successful bidder who qualifies in the bidding process shall sign the final agreement and shall furnish the Performance Bank Guarantee (PBG).

**2.7 Earnest Money Deposit (EMD):**

a) The bidder shall furnish, as part of the Pre-qualification Proposal, an Earnest Money Deposit (EMD) amounting to Rs. equivalent to 2%(percent)of the total quoted cost.

b) The EMD shall be in Indian Rupees and shall be in the form of Demand Draft drawn in favour of FA/CAO, MUNICIPAL CORPORATION DEHRADUN.

c) Refund of EMD: The Earnest Money of unsuccessful bidder shall be refunded without interest on request by the bidder after final award of contract.

d) The EMD lying with the MUNICIPAL CORPORATION DEHRADUN in respect of any other tender/Expression of

Interest awaiting approval or rejection or on account of contracts being completed will not be adjusted towards EMD for this EOI. The EMD may however, be taken into consideration in case EOI for this purpose are re-invited.

e) EMD of the successful bidder will be released after the successful completion of job.

f) The Earnest Money will be forfeited on account of one or more of the following reasons:

i. Bidder withdraws its Proposal during the validity period specified in EOI.

ii. Bidder does not respond to request for clarification of its Proposal.

iii. Bidder fails to provide required information during the evaluation process or is found to be non- responsive.

iv. In case of successful bidder, who fails to sign the Agreement in time; or furnish performance Bank Guarantee.

**2.8 Process and Stages for Selection:**

There will be a two stage selection process (collectively the “Selection Process”) in evaluating the Proposals. In the first stage, a preliminary scrutiny and technical evaluation will be carried out as specified in Clause 2.12.1 and 2.12.2. Based on the technical evaluation, a list of short-listed Agencies shall be prepared. In the second stage, financial evaluation of such short-listed Agencies will be carried out as specified in clause 2.12.3 and proposals/bids will finally be ranked according to their financial bids. The lowest bidder (L-1) shall be called for negotiations while the second lowest bidder (L-2) shall be kept in reserve.

**2.9 Disqualifications:**

The MUNICIPAL CORPORATION DEHRADUN may at its sole discretion and at any time during the evaluation of Proposal, disqualify any Bidder, if the Bidder has:

a) Made Misleading or false representations in the forms, statements and attachments submitted in proof of the eligibility requirements;

b) Exhibited a record of poor performance such as abandoning works, not properly completing the contractual obligations, inordinately delaying completion or financial failures, etc. in any project in the preceding three years;

c) Submitted a proposal that is not accompanied by required documentation or is non responsive;

d) Failed to provide clarifications related thereto, whenever sought;

e) Submitted more than one Proposal;

f) Declared ineligible by the Government of India or any State/UT Government for corrupt and fraudulent practices or blacklisted.

g) Submitted a proposal with price adjustment and variation in provisions.

**2.10 Preparation of Proposal:**

The Bidder must comply with the following instructions during preparation of Proposals: a) The Bidder is expected to carefully examine all the instructions, guidelines, terms and condition and formats of the EOI. Failure to furnish all the necessary information as required by the EOI or submission of a proposal not substantially responsive to all the requirements of the EOI shall be at Bidder’s own risk and may be liable for rejection.

b) The firm’s strength in the field of survey (Slum or other), mapping, Software, query system, data entry methodology, timelines and reporting should be clearly spell out in the Proposal.

c) The Proposal and all associated correspondence shall be written in English and shall be conforming to the prescribed formats. Any interlineations, erasures or over writings shall be valid only if they are duly signed by the authorized person signing the Proposal.

d) The Proposal shall be typed or written in indelible ink (if required) and shall be signed by the Bidder or duly authorized person(s) on every page of the proposal to bind the Bidder to the contract. The authorization letter shall be indicated by written power of attorney and shall be submitted along with Proposal.

e) The envelopes containing the Proposals shall also mention the name and address of the Bidder to enable the MUNICIPAL CORPORATION DEHRADUN for further correspondence.

f) Proposals received through facsimile/e-mail shall be treated as defective, invalid and rejected. Only detailed complete proposals in the form indicated above shall be taken as valid.

g) No bidder is allowed to modify, substitute, or withdraw the Proposal after its submission.

**2.11 Submission of Proposal:**

Bidders shall submit their Proposals to the Municipal Commissioner for Project Cell, Municipal Corporation Dehradun- at office address on or before the last date and time for receipt of proposals mentioned in document control sheet. The bidders are required to submit their bids in separate two sealed envelopes marked “Technical” and “Financial”, placed in one sealed envelope duly super scribed “Bid for Slum & Non – Slum Survey and Preparation of Housing for All Plan of Action (HFAPoA) as per the Mandate of MoH&UPA HFA Guideline also prepared Slum Profile, Household Profile, Livelihood Profile, consolidated MIS and Housing For All Plan Of Action in a participatory manner in 60 wards of MUNICIPAL CORPORATION DEHRADUN. Envelope-I shall contain the detailed technical proposal clearly depicting firm’s strength in the field of survey (Slum or other), mapping, Software, query system, data entry and eliciting the methodology, timelines and reporting. “Technical Bid” should be clearly mentioned. Envelop-II shall contain the financial bid with complete details as per annexure-c.“Financial Bid” should be clearly mentioned.

**2.12 Evaluation of Proposals:**

The bid will be opened as per the schedule mentioned at Document Control Sheet. The bidders or their authorized representatives may be present during bid opening. Incomplete, invalid and delayed submission of bids will be summarily rejected. The MUNICIPAL CORPORATION DEHRADUN will adopt a two-stage selection process in evaluating the bidder’s proposals. In the first stage, pre-qualification and technical bids will be evaluated. In the second stage, the financial bids of only those bidders will be opened, who qualify the technical evaluation criteria as laid down in clause no. 2.12.2 of EOI document.

2.12.1 Pre-qualification Evaluation

a) Eligibility Qualification:

i. The agency/consultant may be a single entity or a consortium of firms not

exceeding three members

ii. The agency should have minimum Five years experience in carrying out similar

nature of job.

iii. The agency should have at least annual average turnover in the range of one times of the net worth of the assignment for at least two consecutive financial years.

iv. Agency should not have been blacklisted from any Government/Government bodies.

v. Income Tax Clearance (Latest IT Return).

vi. Last three Audited Balance Sheet.

b) Preliminary Scrutiny: Preliminary scrutiny of the Proposals for eligibility will be done to determine whether the Proposals are generally in order /complete, all the documents properly signed and any computational errors made. Proposals not conforming to such preliminary requirements are subjected to be rejected.

**2.12.2 Evaluation of Technical Proposal:**

The Technical Proposals would be evaluated only for those Bidders, who qualify the Prequalification evaluation. The agencies will need to score a minimum of 60 marks to qualify the technical evaluation. The entire process of evaluation is objective in nature, with proper score assigned to each parameter. The technical score/ marks will be calculated by addition of marks earned for following different categories on the basis of parameters mentioned below: Category Description Marks

1. Capabilities & Experience as per the scope of work.

**2.12.3 Evaluation of Financial Proposal:**

Financial evaluation of only those agencies will be carried out whose technical evaluation meets the minimum qualifying benchmark. The financial bids of other agencies that do not secure the minimum qualifying marks shall not be opened. Amongst, the agencies, who are technically qualified, the Agency quoting the lowest rate shall be first rank and designated as L-1. The Agency selected second rank shall be designated as L-2 and shall be kept in reserve. The Agency designated as L-1 may be called for negotiation. In case, the L-1 Agency withdraws or fails to comply with the requirement(s) of the assignments then the Agency designated as L-2 may be invited for negotiation.

**2.13 Award of Contract:**

The MUNICIPAL CORPORATION DEHRADUN will notify the successful bidder in mail/writing that its proposal has been accepted. The Agency will sign the Contract Agreement as per Annexure B within 15 days of the notification. After signing of the Contract Agreement, no variation in or modification of the term of the Contract shall be made except by written amendment signed by the parties.

**2.14 Confidentiality:**

a) Information relating to the examination, clarification and comparison of the Proposals shall not be disclosed to any Bidder or any other persons not officially concerned with such process until the selection process is over. The undue use by any Bidder of confidential information related to the process may result in rejection of its Proposal. During the execution of the project except with the prior written consent of the MUNICIPAL CORPORATION DEHRADUN , the Agency or its personnel shall not at any time communicate to any person or entity any confidential information acquired in the course of the Contract.

b) Confidential information shall mean and include any and all confidential or proprietary information furnished, in whatever form or medium, or disclosed verbally or otherwise by the Agency and or the MUNICIPAL CORPORATION DEHRADUN to each other including, but not limited to, the services, plans, financial data and personnel statistics, whether or not marked as confidential or proprietary by the parties.

c) All documents, correspondence, reports, maps, etc. concerning the contract shall be considered as strictly confidential and the Agency or their personnel shall not either during the term or after the expiration of the contract divulge or allow access any proprietary, contract, any provision of contract thereof, any specifications, plans/map documents, flowchart, data or any information related with the this work/project and MUNICIPAL CORPORATION DEHRADUN or sample thereof without the prior written consent of the MUNICIPAL CORPORATION DEHRADUN .

**SECTION 3: GENERAL CONTRACT CONDITIONS (GCC)**

**3.1. Application:**

These general conditions shall apply to the extent that provisions in other parts of the Contract do not supersede them. For interpretation of any clause in the EOI or Contract Agreement, the interpretation of the MUNICIPAL CORPORATION DEHRADUN shall be final and binding.

**3.2. Relationship between the Parties:**

Nothing mentioned herein shall be construed as relationship of Master and Servant or of Principal and Agent as between the MUNICIPAL CORPORATION DEHRADUN and the Agency. The Agency subject to this contract for selection has complete charge of its personnel in performing the services under the Project from time to time. The Agency shall be fully responsible for the services performed by it or any of its personnel on behalf of the Agency hereunder.

**3.3. Standards of Performance:**

The Agency shall perform the services and carry out its obligations under the Contract with due diligence, efficiency and economy in accordance with generally accepted professional standards and practices. The Agency shall always act in respect of any matter relating to this contract as faithful advisor to the MUNICIPAL CORPORATION DEHRADUN . The Agency shall always support and safeguard the legitimate interests of the MUNICIPAL CORPORATION DEHRADUN, in any dealings with the third party. The Agency shall abide by all the provisions/Acts/Rules etc. of Information Technology prevalent in the country. The Agency shall conform to the standards laid down in the EOI in totality.

**3.4. Agency’s Downstream Business Interest:**

The Agency shall not be eligible to bid for the activities relating to the implementation of this project. Further, the Agency shall give a declaration that they do not have any interest in downstream business, which may ensue from the EOI prepared through this assignment.

**3.5. Agency’s Personnel:**

a) The Agency shall deploy and provide such qualified and experienced personnel as may be required to perform the services under the project as detailed below:

S.No Position Qualification/Experience

1. Team Leader M.A. Sociology/ B.Arc/ B.E. (Civil) with 6 year experience in Conducting and managing surveys.

2. Social Development Expert Master in Social Work/ MA Sociology with 5-8 years of

Experience in associating in survey.

3. Financial Expert M.com/ MBA Finance with 3-5 years of experience in Municipal finance analysis

4. Survey Expert Graduate with Sociology with Diploma in Social Development with 5 years of experience in survey/collection of data and Preparation of survey reports.

6. Assistant Surveyor Graduation with Sociology with adequate experience in supervising the social surveys

b) Except as the MUNICIPAL CORPORATION DEHRADUN may otherwise agree, no changes shall be made in the Key Personnel if, for any reason beyond the control of the Agency, it becomes necessary to replace any of the Key Personnel, the Agency shall forthwith provide, as a replacement a person with equivalent or better qualifications after written intimation to MUNICIPAL CORPORATION DEHRADUN.

c) If the MUNICIPAL CORPORATION DEHRADUN finds that any of the Personnel have (I) committed serious Misconduct or has been charged with having committed a criminal action, or (II) have reasonable cause to be dissatisfied with the performance of any of the personnel, then Agency shall at the written request of MUNICIPAL CORPORATION DEHRADUN specifying the grounds therefore, forthwith provide as a replacement a person with qualifications and experience acceptable to the MUNICIPAL CORPORATION DEHRADUN Housing Board.

d) The Agency shall have no claim for additional costs arising out of or incidental to any

removal and/or replacement of Personnel.

**3.6. Applicable Law:**

Applicable Law means the laws and any other instruments having the force of law in India as may be issued and enforce from time to time. The Contract shall be interpreted in accordance with the laws of the Union of India and the State of Uttarakhand.

**3.7. Intellectual Property Rights:**

No services covered under the Contract shall be sold or disposed by the Agency in violation of any right whatsoever of third party, and in particular, but without prejudice to the generality of the foregoing, of any patent right, trademark or similar right, or any charge mortgage or lien. The Agency shall indemnify the MUNICIPAL CORPORATION DEHRADUN from all actions, costs, claims, demands, expenses and liabilities, whatsoever, resulting from any actual or alleged infringement as aforesaid and at the expenses of the Agency, the MUNICIPAL CORPORATION DEHRADUN shall be defended in the defense of such proceedings.

**3.8. Governing Language:**

The Contract shall be written in English Language. All correspondences and other documents pertaining to the contract, which are exchanged between the parties, shall be written in the English Language.

**3.9. Performance Bank Guarantee (PBG):**

a) Within 15 days of notifying the Acceptance of Proposal for the award of contract, the Agency shall furnish a Performance Bank Guarantee, as per Annexure A, amounting to Rs.5% of the total awarded amount of the project for the entire contract period as its commitment to perform services under the contract.

b) Failure to comply with the requirements shall constitute sufficient grounds for the forfeiture of the PBG.

c) The PBG shall be released immediately after expiry of contract provided there is no breach of contract on the part of the Agency.

d) No interest will be paid on the PBG.

3.10 Delays in Performance:

a) The Agency shall perform the tasks under the project in accordance with the activity schedule specified by the MUNICIPAL CORPORATION DEHRADUN as per SOW/FOW

b) An unexcused delay by the Agency in the performance of its Contract obligations shall render the Agency liable to any or all of the following sanctions:

i. Forfeiture of its performance security

ii. Imposition of liquidated damages

iii. Termination of the contract for default

c) If at any time during the performance of the contract, the Agency encounters conditions impending timely completion of the services under the contract and performance of services, the Agency shall promptly notify the MUNICIPAL CORPORATION DEHRADUN in writing of the reason(s) for the delay, it’s likely duration and causes. As soon as practicable, after receipt of the Agency’s notice, the MUNICIPAL CORPORATION DEHRADUN shall evaluate the situation and may at its discretion extend the Agency’s time for performance, in which case the extension shall be ratified by an amendment of the contract.

**3.11(a) LIQUIDATED DAMAGES:**

Agency shall commence the work immediately from the date of award of work in phased manner as per requirement of MUNICIPAL CORPORATION DEHRADUN within scheduled time limit as contract agreement. In case of delay in starting the work or execution of the contract or in securing final acceptance of the completion of the contract and any other following problems are found, the Agency shall have to pay liquidity damage equal to 1% of the estimated cost of work per week(subject to maximum upto 10%).

a) Quality of deliverable is not up to the mark, (till the quality is improved to the required extent).

b) Delays in deliverables.

c) Not assigning adequate resources in time.

d) Not deploying resources on a dedicated basis, when required.

e) Assigning resources that do not meet the MUNICIPAL CORPORATION DEHRADUN requirements.

f) Inadequate interaction with the MUNICIPAL CORPORATION DEHRADUN .

g) The work is either incomplete or not completed satisfactorily as per the approved time

schedule or the quality of deliverable.

h) If the delay is beyond 10 weeks then the MUNICIPAL CORPORATION DEHRADUN may rescind the Contract and shall be free to get it done from some other source at the risk and costs of the Agency. The Agency may be debarred for applying in future project consultancy assignments. In this regard, the decision of the Municipal Commissioner, MUNICIPAL CORPORATION DEHRADUN will be final

**3. 11(b). Termination of Contract:**

The Agency’s association with the MUNICIPAL CORPORATION DEHRADUN will terminate in following ways:

a) The term of Contract expires

b) Termination of Contract by the MUNICIPAL CORPORATION DEHRADUN due to non performance during the execution of Project:

i. Performance is below expected level.

ii. Non adherence to the timelines of the Project.

iii. Quality of work is not satisfactory.

**3.12. Termination for Insolvency, Dissolution etc:**

The MUNICIPAL CORPORATION DEHRADUN may at any time terminate the Contract by giving written notice to the Agency, if the Agency becomes bankrupt or otherwise insolvent or in case of dissolution of firm/company or winding up of firm/company. In this event termination will be without compensation to the Agency, provided that such termination will not prejudice or affect any right of action or remedy, which has accrued or will accrue thereafter to the MUNICIPAL CORPORATION DEHRADUN.

**3.13. Termination for Convenience:**

The MUNICIPAL CORPORATION DEHRADUN reserves the right to terminate, by prior written notice, the whole or part of the contract, at any time for its convenience. The notice of termination shall specify that termination is for the MUNICIPAL CORPORATION DEHRADUN convenience, the extent to which performance of work under the contract is terminated, and the date upon which such termination becomes effective.

**3.14. Force Majeure:**

a) The Agency shall not be liable for forfeiture of its PBG or termination of Contract for default if and to the extent that its delay in performance or other failure to perform its obligations under the Contract is the result of an event of Force Majeure.

b) For purposes of this clause, “Force Majeure” means an event beyond the control of the Agency and not involving the Agency’s fault or negligence, and not foreseeable. Such events may include, but are not restricted to, acts of the MUNICIPAL CORPORATION DEHRADUN in its sovereign capacity, wars or revolutions, riot or commotion, earthquake, fires, floods, epidemics, quarantine restrictions and freight embargoes and work shut town imposed by Government Acts and Legislation or other authority.

c) If a Force Majeure situation arises, the Agency shall promptly notify the MUNICIPAL CORPORATION DEHRADUN in writing of such condition and the cause thereof. Unless otherwise directed by the MUNICIPAL CORPORATION DEHRADUN in writing, the shall continue to perform its obligations under the Contract as far as is reasonably practical, and shall seek all reasonable alternative means for performance not prevented by the Force Majeure event.

**3.15. Taxes and Duties:**

The Agency shall be entirely responsible for all taxes; duties, etc. incurred. The due tax shall be deducted from the payment of agency as per Income Tax Act or other Act.

**3.16. Resolution of Disputes:**

If any dispute arises between parties, then these would be resolved in following ways:

**3.16.1. Amicable Settlement:**

The parties shall use their best efforts to settle amicably all disputes arising out of or in connection with this contract or its interpretation. Performance of the Contract is governed by the terms and conditions of the Contract, however at times dispute may arise about any interpretation of any term or condition of Contract including the scope of work, the clauses of payments etc. In such a situation either party of the contract may send a written notice of dispute to the other party. The party receiving the notice of dispute will consider the Notice and respond to it in writing within 30 days after receipt. If that party fails to respond within 30 days, or the dispute cannot be amicably settled within 60 days following the response of that party, then the second Sub-clause of resolution of disputes shall become applicable.

**3.16.2. Resolution of Disputes:**

In case dispute arising between the MUNICIPAL CORPORATION DEHRADUN and the Agency, which has not been settled amicably, the Agency can request the MUNICIPAL CORPORATION DEHRADUN to refer the dispute for Arbitration under Arbitration and Conciliation Act, 1996.The Indian Arbitration and Conciliation Act, 1996 and any statutory modification or re-enactment thereof, shall apply to these arbitration proceedings. Arbitration proceedings will be held at MUNICIPAL CORPORATION DEHRADUN . The decision of the arbitrator shall be final and binding upon both the parties. All arbitration awards shall be in writing and shall state the reasons for the award. The expenses of the arbitration as determined by the arbitrator shall be borne by the Agency. However, the expenses incurred by each party in connection with the preparation, presentation shall be borne by the party itself.

**3.17. Legal Jurisdiction:**

All legal disputes between the parties shall be subjected to the jurisdiction of the Courts

situated in Dehradun.

**SECTION 4: SCOPE OF WORK (SOW)**

The project involves an end-to-end process of commitment from Agency in respect of all the Slums and Non- Slum areas of 60 wards and 118 slums (as per recent UUSDIP surveys) to be executed in phased manner for following activities:

i. Identification of beneficiaries of Slum and poor pockets in each ward of the city.

ii. Survey of all Slums-notified, non notified and non slum areas.

Iii. Integration of socio-economic, Poor Housing and land tenure (Land Ownership) data.

iv. Identification of development model proposed for each Slum and Develop City Profile and assessment of housing gap as per guideline format.

vii. Any other kind activity/ required for the completion of entire process of Slum

Survey and Preparation of Slum Profile, Household Profile, Livelihood Profile, consolidated MIS and Preparation of Housing For All Plan of Action (HFAPoA) in a participatory manner in 60 wards and 118 slums of MUNICIPAL CORPORATION DEHRADUN . The above Nos. of is only indicative and involves sub-processes required for seamless implementation of the project.

– Development of Slum and non slum Profile particularly in poor economic & poor housing condition.

– Development of Household Profile of whole city

– Development of Livelihoods profiles (Including socio-economic surveys).

–Consolidated Year wise Housing For All Plan of Action in a participatory manner in 60 wards. The consultants shall have to proceed in the following steps for the preparation of HFA Plan of Action.

-Verification and collect the ADHAR NO. of existing list of beneficiaries (300) prepared under the HFA primarily survey & as data per of earlier survey.

1. Identification of inventory of all Slum clusters of all descriptions in the urban agglomeration with the help of satellite images and other available data.

2. Inventory of all possible vacant lands in each zone of the agglomeration that could be

Used for Slum redevelopment / rehabilitation development purposes

3. Development of Slum map of every Slum within the city and its fringes using GIS CARTOSAT II Images, ground level spatial data collected through total station survey. Collating spatial information with respect to plot boundaries network of basic infrastructure like Housing status, roads, sewerage storm drainage and water lines and superimposing this on the satellite images and importing them to GIS platform as the first step towards the preparation of HFAPoA. This may be undertaken with the help of technical partners of NRSC/ISRO/Other technical institutions /Agencies

4.. Identification and engagement of lead NGO/CBO to guide and anchor community mobilization for the purpose of slum survey. These lead NGOs/CBOs should also be associated in slum survey operations and dialogues for preparation of slum level redevelopment plan

5. Conduct of Slum and Non –Slum survey based on the detailed formats of HFA (with or without changes) prepared by ministry of housing and urban poverty Alleviation. It would be helpful for community mobilization to pick as many canvassers from the sourced Slum or nearby Slum pockets:

6. Collection of bio-metric identification data of Slum and Non Slum dwellers based on the above survey (subject to guidelines issued by UNIQUE IDENTITY AUTHORITY OF INDIA(UIDAI)):

7. Entry of data from surveys in the web-enabled MIS applications (to be developed agency under the assignment as HUPA – HFA ), compilation and collation of data, preparation of Slum and non slum wise Housing For All Plan of Action as per HFA Guideline. (Guidelines and software for development of MIS will be issued by the HFA Guideline);

8. Integration and Slum data to enable the preparation of information system that is to be used for the preparation of meaningful Slum development plans and Slum-Free city plan using a city-wide/Zone based approach as HFAPoA;

9. Preparation of Housing FoR All Plan of Action plan should be based on the development plan for all Slums & non-slums and strategies for the prevention of future growth of the Slums, including reservation of land and housing for the urban poor. The plan should contain timeline of activities for achieving HFA by 2022, phasing information and financial estimates against each of the activities. The steps that will need to be adopted for preparation of HFAPoA in the above exercise have been described in greater detail in Annexure D.

***Devising Development Options for Beneficiaries: In – Situ Slum Redevelopment Feasibility***

1. ***Development Strategies for remaining tenable slums: Tenable slums not viable for in-situ redevelopment option are eligible for the following options:***
2. ***Affordable Housing in Partnership (AHP) for: Residents on rent (tenants) and do not own land in any part of the Country.***
3. ***Credit Linked Subsidy Scheme (CLSS) for: Land owners living in Kutcha or Semi-Pucca houses. For construction of new house or enhancement of existing house Land owners residing in Pucca houses, only enhancement of existing house up to 30 sq.mts of carpet area. Residing on rent (tenant) in slums and owns land or willing buy a house elsewhere in the City/Country.***
4. ***Beneficiary-led Individual House Construction or Enhancement: Land owners living in Kutcha or Semi-Pucca houses. For construction of new house or enhancement of existing house Land owners residing in Pucca houses only enhancement of existing house up to 30 sq.mts of carpet area.***
5. ***Non Tenable slums for Insitu Redevelopment - Options to Examine: Possibilities of clubbing with other Nearby slums taken up for in-situ redevelopment***
6. ***Possibilities of the Slum becoming viable after few years due to appreciation of cost of land and may be phased for that year.***
7. ***Development Strategies for untenable slums: For untenable slums, demand assessment shall be conducted as per format ‘B’ in Annexure 4 of “Pradhan Mantri Awas Yojana – Housing for All (Urban), 2022”).***
8. ***Explore the possibilities of clubbing with other slums being taken up for slum redevelopment accordingly; the intervention strategy can be devised based on format II. Slum-wise Intervention strategies for Untenable slums under Annexure 5 of “Pradhan Mantri Awas Yojana – Housing for All (Urban), 2022”***

4.1 The Agency shall perform the above stated duties strictly as per guidelines issued by Ministry of Housing and Urban Poverty Alleviation, Govt. of India and as per directions of the Municipal Corporation Dehradun.

4.1.1 The agency shall identify and prepare the list of all the Slum/Slum pockets/Slum clusters in each city and provide it to concerned ULB for verification under intimation to MUNICIPAL CORPORATION DEHRADUN. After the verification of these lists by concerned ULB, the agency shall deploy the adequate nos. of qualified and trained persons to carry out the exercise for Slums/Slum clusters with full details on concerned city map. The agency will also gather/collect all the other relevant information required for this survey and generation of requisite detailed reports/Profiles. The entire Infrastructure, Equipments and Stationary and other Consumable etc. So required for successful execution of the works will be arranged and borne by the Agency.

4.1.2 Each supervisor will head a team consisting of 20-30 enumerator/ investigators/ surveyors depending upon the population and area to be covered for the survey. The supervisor will be responsible for timely and accurate canvassing of schedules and will frequently visit the field for random inspections. It shall be the duty of the supervisor to scrutinize the information collected by the investigators and make the necessary corrections, if any. The agency will ensure that there will not be any kind of duplicity in the canvassing of schedules. The Agency will ensure that all canvassed survey schedules/formats are kept in safe custody with proper binding. Even the unused formats shall also be kept in safe custody to avoid of Misuse. All these canvassed schedules/formats are the property of MUNICIPAL CORPORATION DEHRADUN . The Agency shall hand over all the canvassed schedules/formats (proper binding) to concerned ULB or to other agency as decided by the MUNICIPAL CORPORATION DEHRADUN .

**4.1.2.1 Structure of the schedule:**

The Agency will make the arrangements for printing of sufficient numbers of survey schedules/formats prescribed by Ministry of Housing & Poverty Alleviation, Govt. of India required for conducting the following survey.

1. Detailed Slum Survey

2. Detailed Household Survey

3. Detailed Livelihoods Survey

4. Consolidated MIS & HFAPoA in a participatory manner in 60 wards.

The prescribed survey schedules/formats can also be download from the website [www.mhupa](http://www.mhupa). During the survey, the following schedules of enquiry will be canvassed:

Annexure-A: Year wise mandatory condition

Annexure-4 Format A information of beneficiary being covered under Slum Re-development

Annexure- Format B required information of beneficiary.

Annexure – 5 HFAPoA

Annexure – 6 Summary Sheet of Annual Action Plan

Annexure - 7A Format for In-situ slum redevelopment project with PP

Annexure – 7B Format for Project AHP

Annexure – 7C Format for under beneficiary led construction and others as per HFA guideline.

4.2.2 **Data Entry / Creation of database:**

The agency shall make the following arrangements for data entry (Slum & non slum -wise) of entire data collected for Slum Survey, Household Survey and Livelihood Survey through Software developed for this purpose. The Agency shall ensure that:

i. The Agency shall make proper arrangements for space and adequate numbers of

computers/systems and other infrastructure required for data entry.

ii. The Agency shall ensure that the adequate numbers of trained/qualified/skill Data

Entry Operators are put in service for this purpose.

iii. The Agency shall ensure that the data entry is made Slum-wise. The Agency will

further ensure that survey forms (duly binded) are provided Slum wise to Data Entry Operators to avoid any kind mistake of entering data of a Slum in other Slum.

iv. The Agency shall ensure that numbers of records recorded in database through Software should be in accordance with the data collected in paper mode. The Agency will ensure that there is no variation/duplicity in data entry and no record is left out.

v. The Agency shall ensure that no data is recorded by using copy and paste command

by just manipulating the data of a Slum/town to other Slum/town. The Agency will ensure that there shall not be any kind of variation in the records/data recorded through software and actual records collected through survey. For this purpose, Agency shall ensure that Data Entry Operator manually record the family unique ID code on each Form/Record or agency may adopt any other reliable procedure for this purpose after discussing its pros/cons with MUNICIPAL CORPORATION DEHRADUN .

vi. The Agency shall ensure that any kind of typing or human error is rectified immediately as and when it noticed.

vii. The Agency shall make the arrangements for incorporating all kinds of objections and

claims received by the Municipal corporations /committees/ULBs or any other state

Agencies.

viii. Any other kind of arrangements required for proper data entry.

**4.2.3 Submission of Reports:**

i. The Agency shall generate reports/checklists of entered data and supply the same to

Municipal Corporations for its display at appropriate place for inviting objections/claims.

iii. After the finalization of data, the requisite Reports as per formats.

iv. All the Infrastructure, Equipments and Stationary and other Consumable etc. so

required for successful execution of the works will be arranged and borne by the

Agency.

v. All the final reports/ profiles/data in prescribed formats shall be submitted in ten

copies (in Hard and soft) shall be submitted to MUNICIPAL CORPORATION DEHRADUN .

vi. The entire data, survey schedules, data entry Software and Plans/Maps reports/profiles and other documents developed/customized by the Agency shall be the

property of MUNICIPAL CORPORATION DEHRADUN . The Agency shall be required to handover all the data, survey schedules data and Plans/Maps reports/profiles and other documents complete in all respect to MUNICIPAL CORPORATION DEHRADUN .

vii. The Agency will also provide Software for offline validation as per HFA Guideline.

**4.2.4 Source of Information:**

The information is to be collected by interviewing the head of the household/one or more knowledgeable persons in the household. Information for most of the items is to be recorded in code. The codes are mentioned in the schedule, wherever applicable. Collect the evidence of land ownership related papers and proof of residence of the city.

**SECTION 5: FLOW OF WORK (FOW)**

The work of Slum and Non - Slum survey and preparation of Slum Profile, Household Profile and Livelihood Profile will be carried out as under:

i. The Agency will provide the lists of identified Slums of each town to concerned

ULBs for verification.

ii. The Agency will digitize the city map showing Slum details / boundaries/maps of

every Slum cluster on each city map. The agency will also provide the Non slum area map.

iii. The Agency shall conduct door to door survey and collect the data for each family

living in Slum And NoN Slum area(s) as per prescribed Performa/format of HFA.

iv. The collected data /information as per standard/prescribed formats shall be got

verified from the respective ULBs.

v. The Agency will develop user friendly software and make data entry all collected

.Information/data after the verification by concerned ULBs wards Members & Offecial.

vi. The Agency shall make proper training arrangements for the staff of ULB and MUNICIPAL CORPORATION DEHRADUN.

viii. The Agency will incorporate all the observations / objections to the satisfaction of concerned wards members. .

ix. After the finalization of survey data, the requisite Slum non slum area profile, Household Profile, and Livelihood Profile will be generated by the Agency in the prescribed Performa/formats and submit the draft reports/profiles after entertaining the objections or claims at ULB level and duly recommended by concerned Commissioner, Municipal Corporation.

x. After verification of draft report, the Agency shall prepare and submit consolidated

reports / profiles of all the cities complete in all respect strictly as per the guidelines of HFA , Ministry of Housing and Urban Poverty Alleviation, Govt. of India, New Delhi.

xi. All the Infrastructure, Equipments and Stationary and other Consumable etc. so

required for successful execution of the works will be arranged and borne by the

Agency.

xii. All the final reports/ profiles/data in prescribed shall be submitted in ten copies (in

Hard and soft) shall be submitted to MUNICIPAL CORPORATION DEHRADUN .

xiii. The Agency will also provide Software for offline validation.

xiv. Any other kind of activity/ies, if required, for the completion of entire process of Slum

and non slum survey and preparation of HFAPoA by the agencies by utilizing its own resources.

**Housing For All Plan Of Action (HFAPoA)**

**Brief description of the Municipal Corporation:**

1. The Uttarakhand state was carved out of the Himalayan and adjoining north-western districts of Uttar Pradesh on 9 November 2000, becoming the 27th state of the Republic of India. It borders the Tibet Autonomous Region on the north, the Mahakali Zone of Far-Western Region, Nepal on the east and the Indian states of Uttar Pradesh to the south and Himachal Pradesh to the north west. After the formation of the Uttarakhand as a new state in the year 2000, Dehradun was declared interim capital of the State of Uttarakhand is also known as Doon valley and is situated at the foothills of Shivalik ranges in India. 'Dehra Dun' municipality (now Municipal Corporation) was established in 1867, & is the capital city in the state. The urbanization level in the state is highest in the vicinity, with 3 other major urban centres, Mussoorie, Haridwar and Rishikesh located within 30-50 Km range. The other key agencies in the city and sub-region which are responsible for urban planning and urban management functions include Dehradun Mussoorie Development Authority, Hardwar Rishikesh Development Authority, Doon Valley Special Area Development Authority and Garhwal Jal Sansthan. In 1900 railways made its way to Dehradun via Haridwar, which was earlier connected in 1886.In 1901, Dehradun had a population of 24, 039, and was a district of British India, in the Meerut division of the United Provinces, while the neighbouring town of Rajpur, which lay en route to the hill-station of Mussoorie, and from where pure-drinking water was supplied to the city through pipes, had a population of 2,900. After becoming interim capital of the state, while tracing its growth pattern, it may be viewed that Dehradun is one of the fastest growing cities in the country. In 1981 and 1991 decades, the decadal growth in population of Dehradun was 21.33% and 21.85% respectively. The sudden jump to 39.73 % in the next decade is explained by the fact that in this decade Uttarakhand was made a separate State with Dehradun as its interim capital. In the decade 1991-01, Dehradun achieved decadal population growth rate of 39.73%, which was considerably higher than the national average of 21.53%.The Current Population of the city as per the Census 2001 is 569578 and floating population is near about 900000 lakh. The increase in population has led to increase the demand of housing for all and increase the numbers of the slums and unsettlement area in the city.

**About Dehradun City:**

1. Dehradun is situated in the north Indian state of Uttaranchal around 235 km from Delhi. Dehradun,is one of the oldest cities and is presently provisional capital of Uttarakhand State. It is also known as Doon valley and is situated at the foothills of Shivalik ranges in India. It is a major tourist attraction and destination of the state. A must to visit city with its exotic beauty has many temples reflecting the spirituality of the place. The city offers a unique experience to everyone it could be aged person, a trekker or a person who loves to shop or for children. The city even hosts wonderful resorts that offer five –star facilities to their customer. Its temperate climate attracts tourists throughout the year. There are a great number of tourist attractions in and around Dehradun, which is an important tourist destination owing to its location, terrain, green cover and its connectivity. A number of historic temples reflect the spiritual importance of the place.

**Background of the Project:**

1. The Hon’ble President of India, in his address to the Joint Session of Parliament on 9th June, 2014 had announced “By the time the Nation completes 75 years of its Independence, every family will have a pucca house with water connection, toilet facilities, 24x7 electricity supply and access.” Hon’ble Prime Minister envisioned Housing for All by 2022 when the Nation completes 75 years of its Independence. In order to achieve this objective, Central Government has launched a compre­hensive mission “Housing for All by 2022” Housing for All (HFA) mission is since launched in compliance with the above objective of the Gov­ernment and with the approval of competent authority. The mission seeks to address the housing requirement of urban poor including slum dwellers through following programme verticals:

* 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
* Affordable Housing in Partnership with Public & Private sectors
* Subsidy for beneficiary-led individual house construction

**Scope of Work:**

1. The scope of work will broadly include concept with design & conceptual drawing , work plan for O&M period of the exsiting condition of Gandhi Park.The project is expected to be implemented through PPP mode on the Design,Finance,Built,Operate and Transfer (DFBOT).The primary object of the exercise is to develop the Housing For All Plan of Action (HFAPoA) as will as prepartion of the Slum Free Plan of Action and including prepared the Year wise plan of action for housing for All by 2022. **The Survey was condact and Prepation of the HFAPoA as per the formats and Guidline Pradhan Mantri Awas Yojana Housing for All (Urban).** **This is enclosed as Annexure – 1 in the EoI documents.**

“Housing for All” Mission for urban area will be implemented during 2015-2022 and this

1. Mission will provide central assistance to implementing agencies through States and UTs for providing houses to all eligible families/beneficiaries by 2022.
2. Mission will be implemented as Centrally Sponsored Scheme (CSS) except for the component of credit linked subsidy which will be implemented as a Central Sector Scheme.
3. A beneficiary family will comprise husband, wife, unmarried sons and/or unmarried daughters.
4. The beneficiary family should not own a pucca house either in his/her name or in the name of any member of his/her family in any part of India to be eligible to receive central assistance under the mission.
5. States/UTs, at their discretion, may decide a cut-off date on which beneficiaries need to be resident
6. of that urban area for being eligible to take benefits under the scheme.
7. Mission with all its component has become effective from the date 17.06.2015 and will be 1.5 implemented upto 31.03.2022.
8. **Assignment Core Scope:** The proposed main project components are bellow.

* The whole survey of the city on the basis of poor economic condition, poor housing condition, Land ownership and vulnerability of area.
* Analysis of the data & MIS integration of the data as per formats.
* Preparation of Housing For All Plan of Action (HFAPoA) by 2022 as per HFA Guide line.
* Preparation of Slum Free Plan of Action.
* HFAPoA Preparation and capacity Building

1. **Proposed Activities:** All the activities mentioned in the Flow Chart indicated in para 8.7 of the HFA (Urban) scheme guidelines, for preparation of HFAPoA. The activities will also include

* Door to door slum/non- slum survey including printing of forms, canvassing etc.
* Data entry of slum and Non-slum survey, data verification, cleaning and scrutinization, compilation and collation
* Assessment of Urban Poor Status in slum and non slum.
* Devising development options for beneficiaries for verticals.
* Implementation methodology
* Formulation of financial plans
* Engagement of consultation with community for survey and preparation of HFAPoA as well as discussion with local representative including MLAs and MPs to factor in their views in the HFAPoA.

**Particulars of Survey operations & formats**

1. **Methodology for Preparation of HFAPoA:**

1. **Step by Step Process for Preparation of HFAPoA:**
2. **Initiation of HFAPoA Preparation:**

* ***Conducting stakeholder workshop to elucidate the scheme components***
  + Explain the scheme modalities, share existing information on urban poor, preparatory process of HFAPoA.

Stakeholders to Include:

* + Elected Representatives
  + Banks & Financial Institutions
  + Real Estate Developers & Contractors
  + Government Departments
  + Community
* ***Brief City Profile and Housing Programme*** 
  + Physical characteristics of the City
  + Social, Demographic, Economic, Housing and Physical Infrastructure Profile
  + Review the status of the past interventions implemented in a city in order to arrive at future housing requirements for the urban poor.

1. **Assessment of Slums:**

* ***Update list of Slums***
* Comprehensive list of slums on lands belonging to State / Central Government/Urban Local Bodies/Public undertakings of State / Central Government, any other public/private land.
* Enumeration block data on slums prepared by Registrar General of India may also be taken into account.
* New slums if any identified as per the definition under the scheme should be included in the list after close consultations with the concerned stakeholders
* ***Demarcation of Slum Boundaries & Vacant Lands***
* Demarcate the slum boundaries on city map (may use satellite image available from NRSC)to understand location of slums and to explore the possibility of in-situ redevelopment through private participation.
* Demarcate vacant land within the jurisdictions of the statutory town including planning area to explore the possibility of proposing Affordable Housing.
* ***Details of Slums***
* Details such as locations, area of slums, land use, number of households, general housing condition (Pucca, Semi-Pucca, Kutcha), prevailing land values etc. needs to be collected***.***
  + - * ***Categorisation of Slums based on Tenability Analysis***
      * **Untenable Slums:** Located along major storm water drains, other drains, railway lines, major transport alignment, along river or water body beds and banks, other hazardous and objectionable areas
      * **Semi-Tenable Slums**: Located on lands on non-residential land uses.
      * **Tenable Slums:** Located on Non-objectionable & non-hazardous lands
      * Based on the physical location and land use of the slums tenability shall be determined.

1. **Demand Assessment in Slums & Non- Slums Areas:**

* **Demand Assessment** shall be conducted in Slums and Non-Slum areas for collecting the beneficiary information using the formats **as per Annexure 4 of “Pradhan Mantri Awas Yojana – Housing for All (Urban), 2015”.**

Demand Assessment PCMC way for Housing Project.

* + Demand Assessment through invitation Application, Survey through NGOs.
  + Sorting of Beneficiary through customized software under E-Governance project

RAHP Project,Rajasthan

DAs and ULBs maintained database for urban Poor.

Update data base for city wide demand Assessment.

Involvement of Third party like Malviya NIT for reconcilation of beneficiary data for selection.

Other options like inviting we b registration, establishing facilitation center etc.

1. **Devising Development Options for Beneficiaries:**
   * + - ***In – Situ Slum Redevelopment Feasibility***
       - In order to determine the feasibility of In-Situ Slum Redevelopment through private participation can be determined considering the following factors:
     + **Housing Conditions:** Predominantly the housing condition in the slum shall be **Density:** Preferably slums with low (<350 DU/ha) or medium density (<500 DUs/ha). States where Transfer of Development Rights (TDR) policy is effectively implemented slums with high density can also be considered.
     + **Land Values:** Slums where the prevailing land values determined by the revenue circles are high.
     + Kutcha/ Semi-Pucca
2. **Devising Development Options for Beneficiaries:**
   * + - ***In – Situ Slum Redevelopment Feasibility ….Contd.***
       - Slums shortlisted considering the above factors shall be further analysed to determine the feasibility of using land as resource through land as a resource:

|  |  |  |  |
| --- | --- | --- | --- |
| **S.No** | **Parameter** | **Unit** | **Calculation Method** |
| **Estimation of land/built-up area:** | | | |
| **a.** | Total Slum Area | Sq.mts | a |
| **b.** | Total Slum Households | Nos. | b |
| **c.** | Eligible Slum Beneficiary Households determined by ULB (or) No. of Houses required | Nos. | c |
| **d.** | Permissible FSI/FAR | Nos. | d |
| **e.** | Total Built-up area permissible as per FSI/FAR norms | Sq.mts | e= a\* d |
| **f.** | Proposed Super built-up area of each DU | Sq.mts | f |
| **g.** | Total Built-up Area required for in-situ redevelopment of eligible slum beneficiaries | Sq.mts | g=c\*f |
| **h.** | Remaining Built-up area for sale component of private developer | Sq.mts | h=e - g |

1. **Devising Development Options for Beneficiaries:**

***In – Situ Slum Redevelopment Feasibility***

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **S.No** | **Parameter** | | | **Unit** | **Calculation Method** |
| **Financial Viability:** | | | | | |
| **i.** | Avg. cost of construction (including infra) | Sq.mts | i | | |
| **j.** | Cost of construction of Slum Rehab Component | No.s | j= g\* i | | |
| **k.** | Cost of construction for built-up area under sale component | No.s | k= h\* i | | |
| **l.** | Total investment made by developer | INR. | l= j + k | | |
| **m.** | Prevailing Market Value per Sq.mtr | INR. | m | | |
| **n.** | Selling Cost for built-up area under sale component | INR. | n= m\* h | | |
| **o.** | Total Profit | INR. | o= n – l | | |
| **p.** | Profit Margin for developer | % | p= (o/ l)\*100 | | |
| **Note:** For the project to be viable the profit margin should be reasonable. | | | | | |
| **Possible Incentives to Developer:**   * Slum Rehabilitation Grant of Rs. 1 lakh under this scheme to increase viability * Additional FAR/FSI on the Sale Component * Transfer of Development Rights (TDR) | | | | | |

* ***In – Situ Slum Redevelopment Feasibility***
* **TransAfter accommodating required built-up area for slum redevelopment, if there is no built-up area remaining to accommodate sale component then the slum is not viable for in-situ redevelopment using land as a resource, then TDR option can be explored.**
* **Transfer of Development rights is making available certain amount of additional built up area in lieu of the area relinquished or surrendered by the owner of the land, so that he can use extra built up area himself in some other land.**
* **States have different TDR policies which incentivizes the developer for constructing in-situ redevelopment projects. The incentives offered to developer are generally additional FSI/FAR or additional built-up area.**

1. **fer of Development Rights (TDRs):**

* Once the feasibility of In-Situ Redevelopment through land as resource is determined then format I : Slum –wise Intervention Strategies for Tenable Slums given in Annexure 5 of “ Pradhan Mantri Awas Yojana – Housing for All (Urban), 2015” should be filled:

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Name of the Slum** | **Area of the Slum in sq.mts** | **Total No. of Slum Households as per ………….\*** | **Eligible Slum Households** | **Whether ‘in-situ’ redevelopment with Private Participation** | **Required area for in-situ Redevelopment in Sq.mts** | **FSI/FAR** | | **Name of other slum if proposed for resettlement in this slum** | **Proposed Year of Intervention** |
| Existing | Proposed |
| **1** | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|  |  |  |  |  |  |  |  |  |  |
| **Note: \* List the source of information** | | | | | | | | | |
| Details in Column 1, 2, 3 can be obtained from the Slum Profiling conducted in earlier steps  Details in Column 4 needs to be determined by the ULB based on the cut-off date determined by the State  Details in Column 5,6,7,8 & 9 can be obtained following the steps listed in Step 3 of this module.  Details in Column 10 shall be determined by the ULB | | | | | | | | | |

1. **Development Strategies for remaining tenable slums:**

* ***Tenable slums not viable for in-situ redevelopment option are eligible for the following options:***

1. **Affordable Housing in Partnership (AHP) for:** 
   * ***Residents on rent (tenants) and do not own land in any part of the Country.***
2. Credit **Linked Subsidy Scheme (CLSS) for:** 
   * ***Land owners living in Kutcha or Semi-Pucca houses. For construction of new house or enhancement of existing house***
   * ***Land owners residing in Pucca houses, only enhancement of existing house up to 30 sq.mts of carpet area.***
   * ***Residing on rent (tenant) in slums and owns land or willing buy a house elsewhere in the City/Country.***
3. **Beneficiary-led Individual House Construction or Enhancement:** 
   * ***Land owners living in Kutcha or Semi-Pucca houses. For construction of new house or enhancement of existing house***
   * ***Land owners residing in Pucca houses only enhancement of existing house up to 30 sq.mts of carpet area.***
4. **Non Tenable slums for Insitu Redevelopment - Options to Examine:**

* Possibilities of clubbing with other Nearby slums taken up for in-situ redevelopment.
* Possibilities of the Slum becoming becoming viable after few years due to appreciation of cost of land and may be phased for that year.

1. **Development Strategies for untenable slums:**

* ***For untenable slums, demand assessment shall be conducted as per format ‘B’ in Annexure 4 of “Pradhan Mantri Awas Yojana – Housing for All (Urban), 2015”).***
* ***Explore the possibilities of clubbing with other slums being taken up for slum redevelopment***

***Accordingly, the intervention strategy can be devised based on format II. Slum-wise Intervention strategies for Untenable slums under Annexure 5 of “Pradhan Mantri Awas Yojana – Housing for All (Urban), 2022”***

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Name of the Slum** | **Area of the Slum in sq. mtrs** | **Total No. of Slum Households as per ………………\*** | **Proposed Development Strategy**   1. **Affordable Housing Project (AHP)** 2. **Credit Linked Subsidy Scheme (CLSS)** 3. **Beneficiary Led Construction** 4. **Clubbing with other Tenable Slums\*\*** | **Proposed Year of Intervention** |
| **1** | 2 | 3 | 4 | 5 |
|  |  |  |  |  |
| Details for Column 1, 2, 3 can be obtained from slum profile, Column 4 from demand survey & Column 5 to be proposed by ULB. | | | | |

* The demand assessment is to be conducted as per format ‘B’ in Annexure 4 of “Pradhan Mantri Awas Yojana – Housing for All (Urban), 2015”
* As per the demand assessment , urban poor beneficiaries residing in non-slum areas are eligible for the following options as per the criteria mentioned in the Pradhan Mantri Awas Yojana – Housing for All (Urban) Scheme Guideline 2015:
  + Affordable Housing in Partnership through Credit Linked Subsidy Scheme (CLSS)
  + Affordable Housing in Partnership (AHP)
  + Beneficiary-led Individual House Construction or Enhancement
* In the investment plan of the HFAPoA , the investment requirement for phased implementation programme is required to cover the number of urban poor in phases.
* This has to be filled in format V. Year –wise targets under different components of Annexure 5 of “Pradhan Mantri Awas Yojana – Housing for All (Urban), 2015”).

1. **Assessment of Investment Requirement:**

Year-wise targets under different components (Format V under Annexure 5 of “Pradhan Mantri Awas Yojana – Housing for All (Urban), 2015”)

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Interventions** | | **Number of Beneficiaries and Central Assistance Required (Rs. in Crores)** | | | | | | | | | | | | | | **Total** | |
| 2015-16 | | 2016-17 | | 2017-18 | | 2018-19 | | 2019-20 | | 2020-21 | | 2021-22 | |
| No. | Amount | No. | Amount | No. | Amount | No. | Amount | No. | Amount | No. | Amount | No. | Amount | No. | Amount |
| **Redevelopment through Private Participation** | Slums |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| **Subsidy for beneficiary-led/ improvement of existing house** | Slums |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Non-Slums |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| **Credit linked subsidy to individual beneficiaries** | Slums |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Non-Slums |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| **Affordable Housing in Partnership (AHP)** | Slums |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Non-Slums |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| **Total** | |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

1. **Formulating Institutional Framework for Implementation of HFAPoA:**

* The implementation modalities for the various components identified in the HFAPoA would need to be worked out broadly following appropriate frameworks.
* The collaborative structure would be chaired by the ULB commissioner and aided by an expert committee. An indicative table as given below can be framed.

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Stakeholder** | **Community Participation** | **Planning** | **Implementation** | **Mandatory Conditions** | **Post Implementation** |
| **ULB** | ✓ | ✓ | ✓ | ✓ | ✓ |
| **Slum Clearance Board** |  | ✓ | ✓ |  | ✓ |
| **Urban Development Authority** |  | ✓ | ✓ |  |  |
| **Housing Board** |  |  | ✓ |  | ✓ |
| **Beneficiary** |  |  | ✓ |  |  |
| **Private Sector** |  | ✓ | ✓ |  | ✓ |

1. **Finalization of HFAPoA & Formulation of Annual Implementation Plan:**

* ***Finalization of HFAPoA:***

***A. Finalized contents of HFAPoA Report***

* ***City Profile & review of past housing programs***
* ***Initial Stakeholder workshop findings***
* ***Data Profile of Updated Slum List***
* ***Tenability Analysis and List of Tenable, Untenable and semi-tenable slums***
* ***Development Options for beneficiaries in slums & non-slum areas***
* ***Investment requirements and financial plan***
* ***Institutional frameworks for implementation of HFAPoA***

***B. Sharing of HFAPoA with elected representatives and incorporation of findings***

***C. SLSMC approval***

***D. Submission to MoHUPA’s CSMC Committee through Central Appraisal agencies (HUDCO, BMTPC etc.)***

1. **Coverage and Duration:**
2. All 4041 statutory towns as per Census 2011 with focus on 500 Class I cities would be covered in three phases as follows:

Phase I (April 2015 - March 2017) to cover 100 Cities selected from States/UTs as per their willingness.

Phase II (April 2017 - March 2019) to cover additional 200 Cities•

Phase III (April 2019 - March 2022) to cover all other remaining Cities•

Ministry, however, will have flexibility regarding inclusion of additional cities in earlier phases in case there is a resource backed demand from States/UTs.

1. The mission will support construction of houses upto 30 square meter carpet area with basic civic infrastructure. States/UTs will have flexibility in terms of determining the size of house and other facilities at the state level in consultation with the Ministry but without any enhanced financial assistance from Centre. Slum redevelopment projects and Affordable Housing projects in partnership should have basic civic infrastructure like water, sanitation, sewerage, road, electricity etc. ULB should ensure that individual houses under credit linked interest subsidy and beneficiary led construction should have provision for these basic civic services.
2. The minimum size of houses constructed under the mission under each component should conform to the standards provided in National Building Code (NBC). If available area of land, however, does not permit building of such minimum size of houses as per NBC and if beneficiary consent is available for reduced size of house, a suitable decision on area may be taken by State/UTs with the approval of SLSMC. All houses built or expanded under the Mission should essentially have toilet facility.
3. The houses under the mission should be designed and constructed to meet the require­ments of structural safety against earthquake, flood, cyclone, landslides etc. conforming to the National Building Code and other relevant Bureau of Indian Standards (BIS) codes.
4. The houses constructed/acquired with central assistance under the mission should be in the name of the female head of the household or in the joint name of the male head of the household and his wife, and only in cases when there is no adult female member in the fam­ily, the house can be in the name of male member of the household.
5. State/UT Government and Implementing Agencies should encourage formation of associa­tions of beneficiaries under the scheme like RWA etc. to take care of maintenance of houses being built under the mission.
6. **Implementation Methodology:**

The Mission will be implemented through four verticals giving option to beneficiaries, ULBs and State Governments. These four verticals are as below:

* **"In situ" Slum Redevelopment -**  Using land as a resource - With private participation - Extra FSI/TDR/FAR if required to make projects financially viable.
* **Affordable Housing through Credit Linked Subsidy - Interest subvention subsidy for EWS and LIG for new house** or incremental housing - EWS: Annual Household Income Up to Rs.3 lakh and house sizes upto 30 sq.m - LIG: Annual Household Income Between Rs.3-6 lakhs and house sizes upto 60 sq.m.
* **Affordable Housing in Partnership - with private sector or public sector** including Parastatal agencies - Central Assistance per EWS house in affordable housing projects where **35% of constructed houses are for EWS category.**
* **Subsidy for beneficiary-led individual house construction -** - For individuals of EWS category requiring individual house - State to prepare a separate project for such beneficiaries - No isolated/ splintered beneficiary to be covered.

***(PMA- HFA (Urban) – Guideline and Formats are essential parts of the documents enclosed as Annexure –D)***

1. **Amount of Earnest Money, Performance Guarantee, and Security Deposit: The following percentages specified.**

* **Earnest Money –** Earnest Money Deposit (EMD): 2% of the total quoted cost.
* **Performance Guarantee –** 5 % of the Contract value.
* **Security Deposit –** 5 % of the contract value.

1. **Payment Condition** - In planning of housing demand survey & HFAPOA After building will be paid after approval of the Government Action Plan by the GoI.
2. **Eligibility Criteria /Evaluation matrix -**

E **Eligibility Criteria /Evaluation matrix -**

|  |  |  |  |
| --- | --- | --- | --- |
| **Sl.no** | **Criteria** | **Support documents /Mode of Verification** | **Points ( Max / per unit )** |
| **Prequalification** | | | |
| 1 | Legally registered organization | Registration certificate/MoU | 5/5 |
|  | Registered organization in Uttarakhand | Registration certificate/MoU | 5/5 |
| 2 | 3 Yrs Audited balance sheets | Copy of audited balance sheets | 5 |
| 3 | Turnover two times in the last financial year of the net worth of the proposed assignment | Copy of audited balance sheets | 10/(-2.5/for each 25% less) |
| 4 | Experience of working in the State | Valid support document issued by competent authority | 5 ( 2.5 per project ) |
| **Competitive Qualification** | | | |
| 5 | Capacity to deploy competent human resource for the assignment | CVs of 03 key professionals | 10( 5 per competent human resource having direct working experience with Multilateral agencies ) |
| 6 | Experience of working in the proposed town/City in Government supported projects | Valid support document issued by competent authority | 10( 5.0 per project ) |
| 7 | Having experience of similar survey related assignment in GoI, /external aided supported Projects | Valid support document issued by competent authority | 10 (5 points per assignment ) |
| 8 | Having Experience of working in Government supported Urban Development projects | Valid support document issued by competent authority | 10 (5 points per assignment) |
| 9 | Experience of working in other similar states like HP/J&K/NE states | Valid support document issued by competent authority | 10(5.0 points per assignment) |
| 10 | Suitability of Technical proposal as per GoI guidelines | Consisting of compatible approach, methodology and timeline etc. | 20 |
| **Total** | | | **100** |
| **Note – 1. Agencies having secured the points more than 60 will be eligible for financial bidding.**  **2. Only top three agencies (out of the total eligible bidders) will be invited for opening of the financial bidding.** | | | |

**Enclosures**

Annexure A:

PERFORMANCE BANK GUARANTEE FORMAT

MUNICIPAL CORPORATION DEHRADUN -MUNICIPAL CORPORATION DEHRADUN ,

Address: Municipal Corporation Nagar Nigam Dehradun.

Ph No: 0135-2655620 Ph No: 0135-2653572

E-Mail: nagarnigam.ddn@gmail.com

1. This deed of Bank Guarantee made this <<day>> day of <<month>> <<year>>

by <<Name of Bank>> having its office at <<office address of the Bank>>, hereinafter

referred to as “The Bank” which expression shall include their successors, in favour of

MUNICIPAL CORPORATION DEHRADUN situated at \_\_\_\_\_\_\_\_\_\_\_\_\_ (hereinafter referred to as “The MUNICIPAL CORPORATION DEHRADUN ” which expression shall include their successors).

2. Whereas the MUNICIPAL CORPORATION DEHRADUN has issued notification no. <<Notification no.>> dated <<date of notification>> to M/s <<Name of the Agency>>having its registered office at <<registered office address>> (India) and place of business at <<business address of Agency>> hereinafter referred to as “The Agency” (which term or expression unless excluded by or repugnant to the subject or context shall mean and include its successors‐in‐office and assigns) for Selection as Agency to carry out Slum and Non Slum Survey and Preparation of HFAPoA in 60 Wards & 118 Slums of MUNICIPAL CORPORATION DEHRADUN.

3. In consideration the MUNICIPAL CORPORATION DEHRADUN selecting the Agency as Agency to carry out Slum and Non slum Survey and Preparation of HFAPoA for MUNICIPAL CORPORATION DEHRADUN as per the terms and conditions of the Agreement entered into between the MUNICIPAL CORPORATION DEHRADUN and the Agency, we the Bank, hereby irrevocably and unconditionally guarantee to pay the MUNICIPAL CORPORATION DEHRADUN on first demand without demur any sum of Rs.5 % of the awarded amount of the project i.e., Rs.\_\_\_\_ merely on claim or demand by telex and/ or writing by the MUNICIPAL CORPORATION DEHRADUN by reason of breach by the Agency of any of the terms or conditions contained in the said Agreement or by reason of the Agency’s failure to perform the said Agreement. Any such demand made on the Bank shall be conclusive as regards the amount due and payable by the Bank under this guarantee.

1. We, the Bank, undertake to pay to the MUNICIPAL CORPORATION DEHRADUN any money so demanded notwithstanding any dispute(s) raised by the Agency in any suit or proceeding pending before any court or Tribunal relating thereto our liability under this present being absolute and unequivocal. The payment so made by us under this bond shall be valid discharge of our liability for payment there under and the Agency shall have no claim against us for making such payment.

5. The Bank’s liability herein contained in this guarantee shall not be impaired or discharged by any extension of time or any forbearance of neglect on the part of the MUNICIPAL CORPORATION DEHRADUN or any variations or alterations made, considered or agreed to with or without knowledge or consent of the Bank by or between the MUNICIPAL CORPORATION DEHRADUN and the Agency.

6. The guarantee shall remain in all force and effect during the period that would be taken for the performance of the said Agreement and that it shall continue to be enforceable till all the dues of the MUNICIPAL CORPORATION DEHRADUN under or by virtue of the said Agreement have been fully paid and its claim satisfied or discharged or up to 3 (four) months from the date of its execution i.e. up to <<day>> day of <<month>> <<year>>. or the MUNICIPAL CORPORATION DEHRADUN certifies that the terms and conditions of the said Agreement have been fully and properly carried out by the Agency and accordingly discharges this guarantee

1. We, the Bank, further agree with the MUNICIPAL CORPORATION DEHRADUN that the MUNICIPAL CORPORATION DEHRADUN shall have the fullest liberty without our consent and without affecting in any manner our obligations here under to vary any of the terms and conditions of the said Agreement or to extend time of performance by the said Agency from time to time or to postpone for any time or from time to time any of the powers exercisable by the MUNICIPAL CORPORATION DEHRADUN against the Agency and to forbear or enforce any terms and conditions relating to the said Agreement and we shall not be relieved from our liability by reason of any such variation, or extension being granted to the Agency or for any forbearance, act or omission on the part of the MUNICIPAL CORPORATION DEHRADUN or any indulgence by the MUNICIPAL CORPORATION DEHRADUN to the said Agency or by any such matter or thing whatsoever which under the law relating to sureties would but for this provision have effect of so relieving us.

8. The Bank Guarantee shall not be discharged due to any change in the constitution of the Bank or the Agency.

9. NOTWITHSTANDING anything contained herein,

a) Our liability under this Bank Guarantee is restricted to Rs. \_\_\_\_\_ lacs

b) This Bank Guarantee shall be valid up to dd.mm.yyyy inclusive of the claim period,

and

c) We are liable to pay the guaranteed amount or any part thereof under this Bank Guarantee only and only if the MUNICIPAL CORPORATION DEHRADUN serve upon us a written claim or demand on or before dd/.mm./yyyy.

10. We, the Bank, undertake not to revoke this Bank Guarantee during it currency expect with the previous written consent of the MUNICIPAL CORPORATION DEHRADUN in writing and the guarantee shall be continuous and irrevocable up to the sum stated hereinabove.

Place: - Date:-

(Signature of Authorized signatory & Stamp of Bank)

Annexure B:

Contract Agreement

Date:

CONTRACT AGREEMENT

THIS AGREEMENT is made on the <<day>> day of <<month>> 2010

BETWEEN:

Municipal Corporation Dehradun having its office at <<ADDRESS>> (India)

hereinafter referred to as “The MUNICIPAL CORPORATION DEHRADUN ” (which term or expression unless excluded by or repugnant to the subject or context shall mean and include its successors‐in‐office and assigns) of the FIRST PART;

AND M/s <<name of selected company>>having its registered office at <<registered office address>> (India) and place of business at <<business address of company>> hereinafter referred to as “The Agency” (Which term or expression unless excluded by or repugnant to the subject or context shall mean and include its successors‐in‐office and assigns) of the SECOND PART; WHEREAS

1. The MUNICIPAL CORPORATION DEHRADUN is desirous that the Agency should carry out Slum and Non slum Survey and prepare HFAPoA in a participatory manner in 60 wards in the MUNICIPAL CORPORATION DEHRADUN . For the purpose, the MUNICIPAL CORPORATION DEHRADUN floated Expression Of Interest (EOI No.:- Dated:-)

b) The Agency, represented to the MUNICIPAL CORPORATION DEHRADUN that it has the required professional skills, and personnel and technical resources, and has agreed to provide the services on the terms and conditions set forth in this Contract;

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

a) In this Agreement words and expressions shall have the same meanings as are

respectively assigned to them in the EOI.

b) The following documents in relation with EOI issued for selection of Agency shall

be deemed to form and be read and construed as part of this Agreement viz:

i. Invitation for Proposals (IFP)

ii. Instructions to Bidders (ITB)

iii. General Contract Conditions (GCC)

iv. Scope of Work (SOW)

v. Flow of Work (FOW)

vi. All Annexures, amendments, supplements, corrigendum or clarifications thereto

vii. Notification of Award.

c ) The contract shall begin from the date of signing of the contract, as and when the work would be assigned to the Agency.

d ) The mutual rights and obligations of the MUNICIPAL CORPORATION DEHRADUN and the Agency shall be as set forth in the Contract, in particular:

i . the Agency shall carry out the services in accordance with the provisions of the Contract;

i i . the Agency shall provide professional, objective and impartial advice and at all times hold the MUNICIPAL CORPORATION DEHRADUN ’s interest paramount, strictly avoid conflicts with other assignments/ jobs, downstream projects or their corporate interests and act without any consideration for future work; and

i i i . The MUNICIPAL CORPORATION DEHRADUN shall make payments to the Agency in accordance with the provisions of the Contract. IN WITNESS WHEREOF, the parties hereto have caused this Contract to be signed in their respective names as of the day and year first above written.

Signed by: Signed by:

(Name and designation) (Name and designation)

Authorized Signatory of MUNICIPAL CORPORATION DEHRADUN

Authorized Signatory of Agency

Annexure C

Format for Financial Proposal

Survey will be conducted strictly as per scope of work mentioned in the document based on the HFA guidelines and the payment will be charged as follows: Development of City Base Map & Slum Maps using GIS with CARTOSAT I / CARTOSAT II / Latest images

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **S.No Item of preparatory activity Parameter** | **for Estimation** | **Estimated** | **Quantity** | **Rate to be** | **quoted** |
| 1. Slum and Non Slum Surveys | | | | | |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
| 2. Development of web-enabled Slum MIS System | | | | | |
|  |  |  |  |  |  |
| 3. Development of City Base Map & Slum Maps using GIS with CARTOSAT I / CARTOSAT II / Latest images | | | | | |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
| 4. Preparation of Housing For All Plan Of Action (HFAPoA) | | | | | |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |

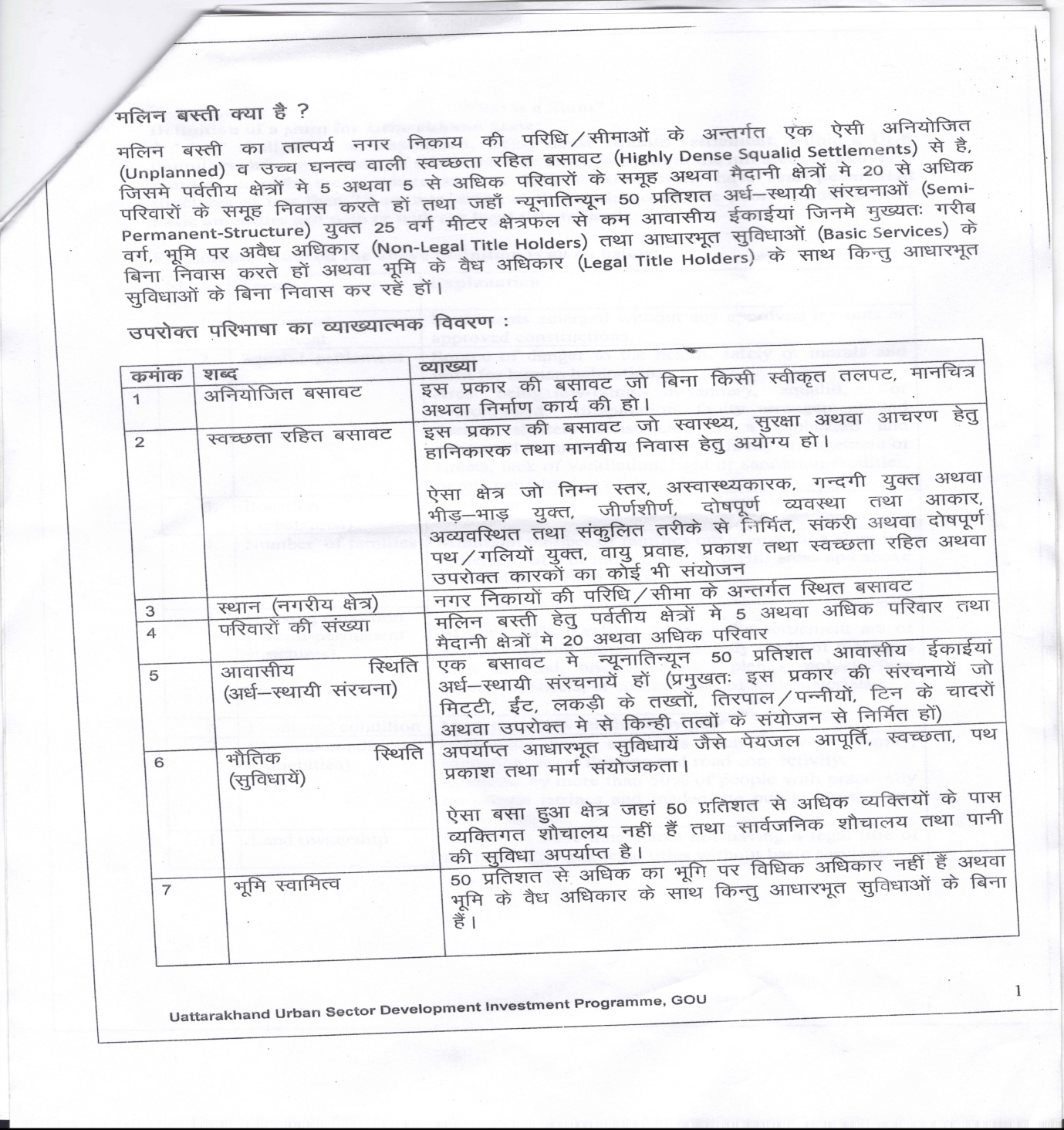
The Estimation is on the basis of Census 2011 data.

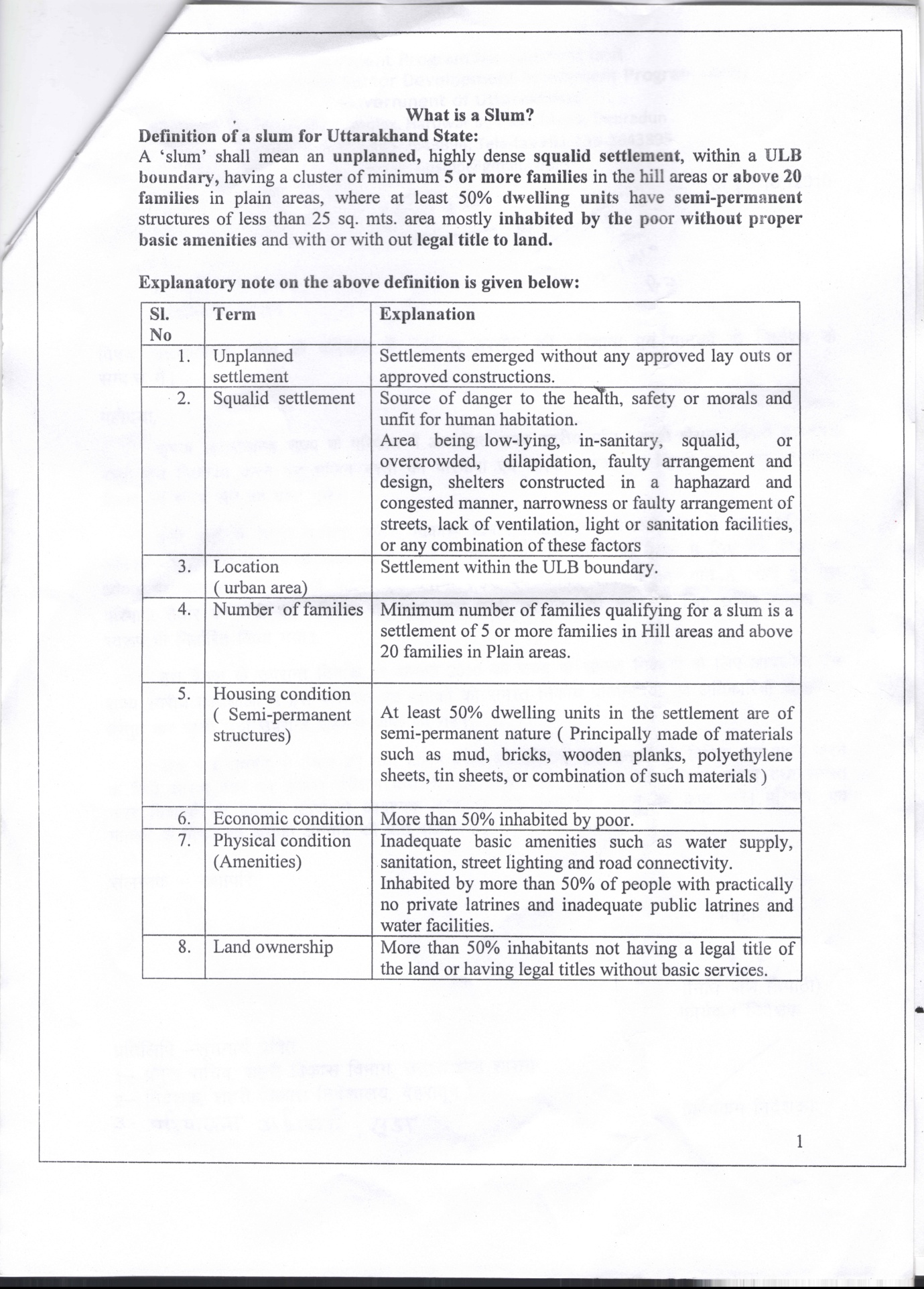
Authorized Signatory.

With stamp.

**Annexure – E**

**Slum Definition**





**Annexure – F**

**Ward wise details of population**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Ward wise population & households breakup** | | | | | |
| **Ward code** | **Name of the Wards** | **House holds** | **Population 2011** | | |
| **Total** | **Male** | **Female** |
| 0001 | Rajpur | 2392 | 10640 | 5541 | 5099 |
| 0002 | Shasdhra | 3308 | 15038 | 8036 | 7002 |
| 0003 | Jakhan | 2852 | 12435 | 6668 | 5767 |
| 0004 | Hathibadkola | 1704 | 7402 | 3850 | 3552 |
| 0005 | Araya Nagar | 1785 | 7862 | 4007 | 3855 |
| 0006 | Dobhalwala | 1934 | 8635 | 4502 | 4133 |
| 0007 | Vijay Coloney | 1868 | 8745 | 4427 | 4318 |
| 0008 | Kishan Nagar | 2182 | 9136 | 4918 | 4218 |
| 0009 | D L Road | 1496 | 7265 | 3781 | 3484 |
| 0010 | Respana | 1505 | 7273 | 3850 | 3423 |
| 0011 | Karanpur | 1571 | 7026 | 3535 | 3491 |
| 0012 | Bakralwala | 1595 | 6994 | 3621 | 3373 |
| 0013 | Chukhumohala | 1354 | 6358 | 3290 | 3068 |
| 0014 | Indra Nagar Coloney | 1759 | 8814 | 4535 | 4279 |
| 0015 | Ghantaghar | 1240 | 5341 | 2798 | 2543 |
| 0016 | Racecource(North) | 1417 | 6827 | 3507 | 3320 |
| 0017 | M.K.P | 1370 | 6128 | 3125 | 3003 |
| 0018 | Kalika Mandir Marg | 1190 | 5326 | 2716 | 2610 |
| 0019 | Tilak Road | 1926 | 8687 | 4465 | 4222 |
| 0020 | Khurbura | 1612 | 7374 | 3941 | 3433 |
| 0021 | Shivaji Marg | 2044 | 10237 | 5546 | 4691 |
| 0022 | Indersh Nagar | 1731 | 8241 | 4258 | 3983 |
| 0023 | Dhamawala | 1111 | 5295 | 2704 | 2591 |
| 0024 | Jhanda Mohala | 1472 | 6727 | 3556 | 3171 |
| 0025 | Dalanwala(North) | 1895 | 10234 | 5572 | 4662 |
| 0026 | Dalanwala(Eest) | 1788 | 8523 | 4507 | 4016 |
| 0027 | Dalanwala(South) | 1776 | 7632 | 3977 | 3655 |
| 0028 | Adhoewala (North) | 1692 | 7612 | 3858 | 3754 |
| 0029 | Adhoewala (South) | 2836 | 13928 | 7276 | 6652 |
| 0030 | Bhagat Singh Coloney | 2357 | 11385 | 6162 | 5223 |
| 0031 | Rajiv Nagar | 3618 | 16301 | 8470 | 7831 |
| 0032 | Defence Coloney | 3032 | 12632 | 6570 | 6062 |
| 0033 | Nehru Coloney | 1546 | 7141 | 3765 | 3376 |
| 0034 | Dhrampur | 1921 | 8384 | 4237 | 4147 |
| 0035 | Deepnagar | 3406 | 15439 | 8124 | 7315 |
| 0036 | Ajabpur | 2598 | 10782 | 5545 | 5237 |
| 0037 | Mata Mandir Road | 2862 | 13330 | 6910 | 6420 |
| 0038 | Racecource(South) | 1609 | 7482 | 3899 | 3583 |
| 0039 | Rest Camp | 2316 | 11017 | 5745 | 5272 |
| 0040 | Retha Mandi | 1351 | 7507 | 4029 | 3478 |
| 0041 | Lakhi Bagh | 1160 | 5607 | 2961 | 2646 |
| 0042 | Kargi | 3496 | 16412 | 8641 | 7771 |
| 0043 | Patel Nagar (Eest) | 1897 | 8985 | 4685 | 4300 |
| 0044 | Brahampuri | 3005 | 15416 | 8337 | 7079 |
| 0045 | Niranjanpur | 1483 | 6745 | 3869 | 2876 |
| 0046 | Majara | 2344 | 11870 | 6167 | 5703 |
| 0047 | Traner Road | 2458 | 11904 | 6286 | 5618 |
| 0048 | Indrapuram | 2315 | 9807 | 5115 | 4692 |
| 0049 | Dronpuri | 2140 | 10024 | 5342 | 4682 |
| 0050 | Kanwali | 2124 | 10318 | 5506 | 4812 |
| 0051 | Indranagr | 3128 | 13343 | 7079 | 6264 |
| 0052 | Basant Vihar | 3260 | 13735 | 7083 | 6652 |
| 0053 | Mohit Nagar | 1989 | 7804 | 4044 | 3760 |
| 0054 | Patel Nagar (West) | 2232 | 10313 | 5300 | 5013 |
| 0055 | Gandhi Gram | 2122 | 10596 | 5570 | 5026 |
| 0056 | Yamuna Coloney | 1554 | 6751 | 3564 | 3187 |
| 0057 | Govind Gadh | 2208 | 10140 | 5480 | 4660 |
| 0058 | Sri Dev Suman Marg | 1854 | 8445 | 4495 | 3950 |
| 0059 | Balupur | 2119 | 8650 | 4435 | 4215 |
| 0060 | Kailagrath | 2150 | 9578 | 4856 | 4722 |
|  | **Total** | **124059** | **569578** | **298638** | **270940** |
|  |  |  |  |  |  |

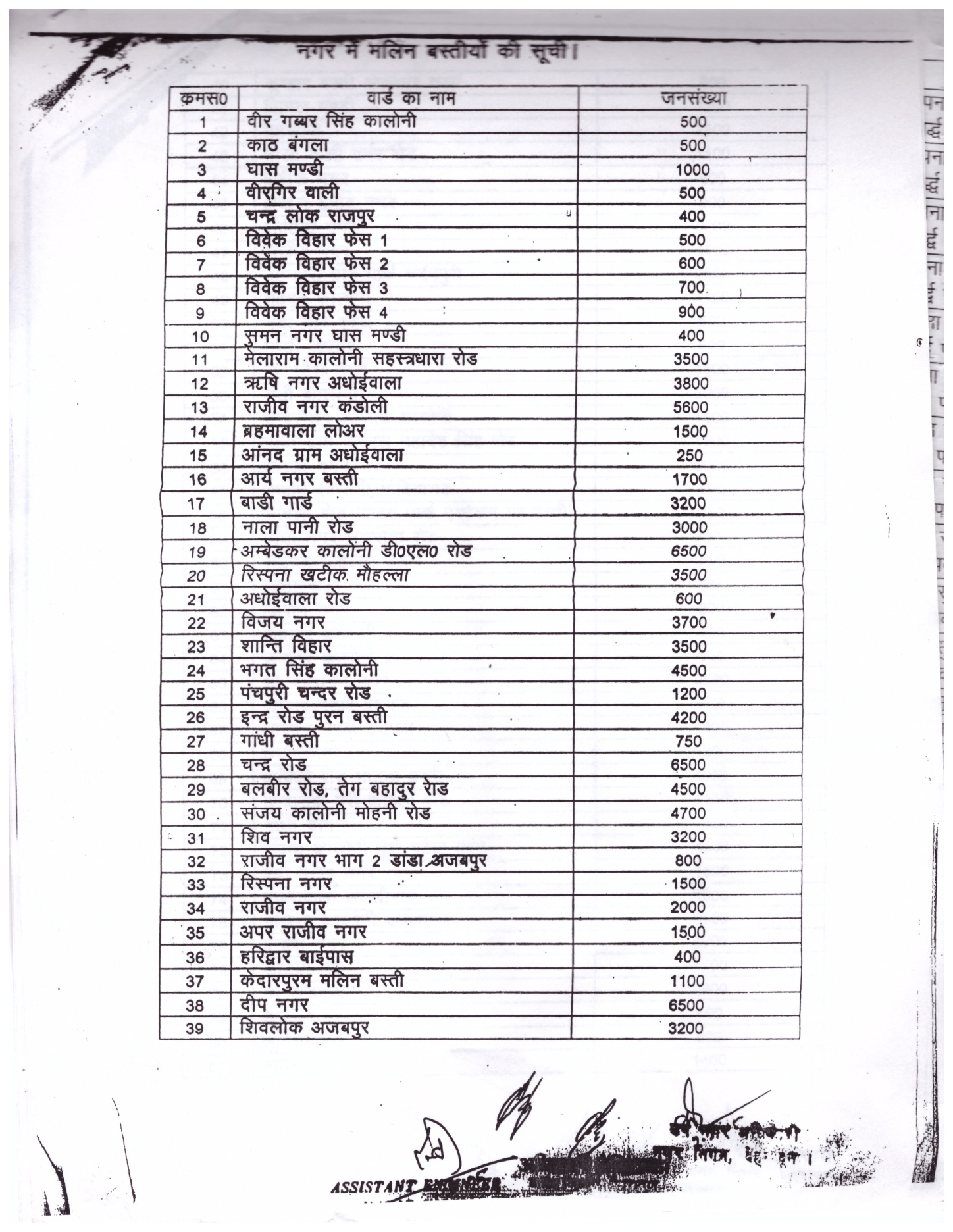
**Annexure – G**

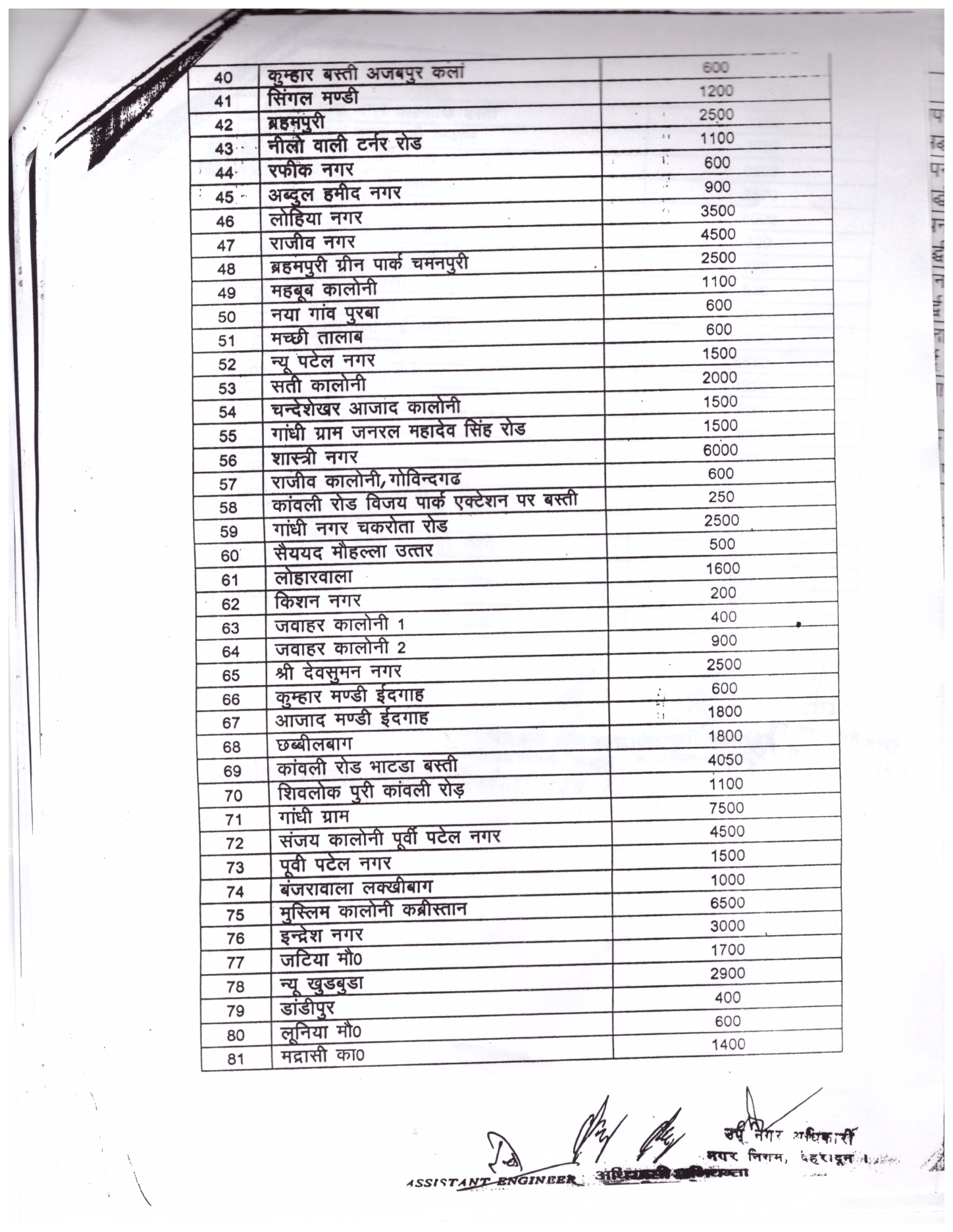
**List of Slum with Names and Code as per slum survey -2010**

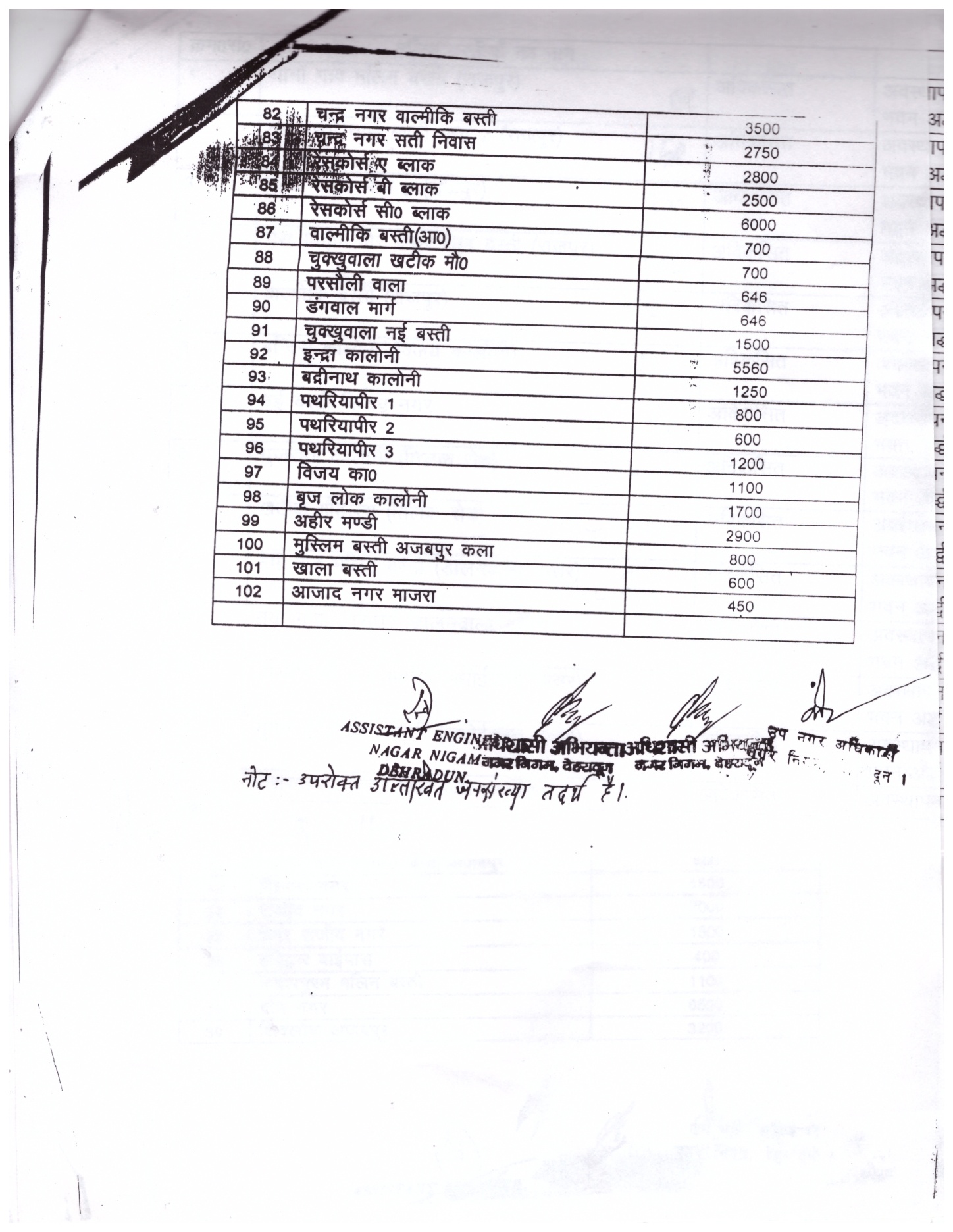
| **Sl. no.** | **Slum Code** | **Name of Slum** |
| --- | --- | --- |
| 1 | 001 | ABDUL HAMEED NAGAR |
| 2 | 002 | ADHOIWALA ROAD |
| 3 | 003 | AHIR MANDI |
| 4 | 004 | AMBEDKAR COLONY D L ROAD |
| 5 | 005 | ANANDGRAM ADHOIWALA |
| 6 | 006 | ARYA NAGAR BASTI |
| 7 | 007 | AZAD NAGAR RAJPURI ROAD |
| 8 | 008 | BADRINATH COLONY |
| 9 | 009 | BALBIR ROAD |
| 10 | 010 | BALMIKI BASTI |
| 11 | 011 | BALMIKI BASTI SALWALA |
| 12 | 012 | BANGHAT |
| 13 | 013 | BANJARAWALA |
| 14 | 014 | BHAGAT SINGH COLONY |
| 15 | 015 | BRAHAMNWALA |
| 16 | 016 | BRAHAMPURI |
| 17 | 017 | BRAHMANWALA LOWER |
| 18 | 018 | BRIJLOK COLONY |
| 19 | 019 | CHABILBAGH |
| 20 | 020 | CHAMANPURI |
| 21 | 021 | CHANDER NAGAR BALMIKI BASTI |
| 22 | 022 | CHANDRA ROAD |
| 23 | 023 | CHANDRA SHEKHAR AZAD COLONY |
| 24 | 024 | CHANDRALOK RAJPUR |
| 25 | 025 | CHETNA BASTI |
| 26 | 026 | CHUKHKHUWALA KHATIK MOHALLA |
| 27 | 027 | CHUKHUWALA NAI BASTI |
| 28 | 028 | DANGWAL MARG |
| 29 | 029 | DEEP NAGAR |
| 30 | 030 | DEVRISHI COLONY |
| 31 | 031 | DHARAMPUR SUMAN NAGAR MALIN BASTI MATA MANDIR |
| 32 | 032 | DIVYA VIHAR |
| 33 | 033 | EAST PATEL NAGAR |
| 34 | 034 | GADLOK MALIN BASTI |
| 35 | 035 | GANDHI BASTI |
| 36 | 036 | GANDHI GRAM |
| 37 | 037 | GANDHI GRAM GMS ROAD |
| 38 | 038 | GANDHI NAGAR CHAKRATA ROAD |
| 39 | 039 | GHASS MANDI |
| 40 | 040 | GOVIND GARH |
| 41 | 041 | INDRA COLONY |
| 42 | 042 | INDRESH COLONY |
| 43 | 043 | JATIYA MOHALLA |
| 44 | 044 | JAWAHAR COLONY |
| 45 | 045 | KABRISTAN MALIN BASTI |
| 46 | 046 | KANWALI ROAD BHATTA BASTI |
| 47 | 047 | KATH BANGLA |
| 48 | 048 | KATH BANGLA – 02 |
| 49 | 049 | KISHAN NAGAR |
| 50 | 050 | KUMAR MANDI EIDGAAH |
| 51 | 051 | LAKHKHI BAGH |
| 52 | 052 | LOHARWALA |
| 53 | 053 | LOHIA NAGAR |
| 54 | 054 | LONIA MOHALLA |
| 55 | 055 | MACHCHI TALAB |
| 56 | 056 | MADHU VIHAR |
| 57 | 057 | MADRASSI COLONY |
| 58 | 058 | MAHBOOB COLONY |
| 59 | 059 | MELARAM COLONY |
| 60 | 060 | MUSLIM BASTI KASAI MOHALLA |
| 61 | 061 | MUSLIM COLONY |
| 62 | 062 | NAGAL |
| 63 | 063 | NAI BASTI DHARAMPUR RAISCOURSE DAKSHIN |
| 64 | 064 | NAI BASTI GHASS MANDI BHAG-2 RAJPUR |
| 65 | 065 | NALAPANI ROAD |
| 66 | 066 | NEELOWALI TURNER ROAD |
| 67 | 067 | NEW KHUDBUDA |
| 68 | 068 | NEW PATEL NAGAR |
| 69 | 069 | NIMMI ROAD |
| 70 | 070 | PANCHPURI CHANDER ROAD |
| 71 | 071 | PARSOLIWALA |
| 72 | 072 | PATHARIA PEED – I |
| 73 | 073 | PATHARIA PEED – II |
| 74 | 074 | PATHARIA PEED – III |
| 75 | 075 | PURAN BASTI |
| 76 | 076 | RAISCOURSE A-BLOCK |
| 77 | 077 | RAISCOURSE B-BLOCK |
| 78 | 078 | RAISCOURSE C-BLOCK |
| 79 | 079 | RAJIV NAGAR KANDOLI |
| 80 | 080 | RAJIV NAGAR PART-II DANDA AJABPUR |
| 81 | 081 | RAJIV NAGAR-I |
| 82 | 082 | RAJIV NAGAR-II |
| 83 | 083 | RISHI NAGAR ADHOIWALA |
| 84 | 084 | RISPANA KHATIK MOHALLA |
| 85 | 085 | RISPANA NAGAR |
| 86 | 086 | SAIYYAD MOHALLA NORTH |
| 87 | 087 | SAMPERA BASTI |
| 88 | 088 | SANJAY COLONY |
| 89 | 089 | SANJAY COLONY MOHINI ROAD |
| 90 | 090 | SATI COLONY |
| 91 | 091 | SHANTI VIHAR |
| 92 | 092 | SHARMA COLONY |
| 93 | 093 | SHASHTRI NAGAR |
| 94 | 094 | SHASHTRI NAGAR CHUNA BHATTA |
| 95 | 095 | SHEETLA VIHAR |
| 96 | 096 | SHIVLOK |
| 97 | 097 | SHIVLOK AJABPUR |
| 98 | 098 | SHIVNAGAR |
| 99 | 099 | SHIVPURI |
| 100 | 100 | SHIVPURI COLONY |
| 101 | 101 | SINGHAL MANDI |
| 102 | 102 | SONIA BASTI |
| 103 | 103 | SUMAN NAGAR |
| 104 | 104 | SUMAN NAGAR GHASS MANDI |
| 105 | 105 | SUMANPURI MALIN BASTI |
| 106 | 106 | THANO GAON MALIN BASTI |
| 107 | 107 | UTTARAKHAND VIHAR |
| 108 | 108 | VALMIKI BASTI |
| 109 | 109 | VANI VIHAR |
| 110 | 110 | VIJAY COLONY |
| 111 | 111 | VIJAY NAGAR |
| 112 | 112 | VIR GABBAR SINGH BASTI – III |
| 113 | 113 | VIR GABBAR SINGH COLONY |
| 114 | 114 | VIRGIRWALI |
| 115 | 115 | VIVEK VIHAR PHASE-I |
| 116 | 116 | VIVEK VIHAR PHASE-II |
| 117 | 117 | VIVEK VIHAR PHASE-III |
| 118 | 118 | VIVEK VIHAR PHASE-IV |

**Annexure -**

**List of Slums as per Municipal Corporation**

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