

SUBJECT NO : 87

Sub : VUDA – VSP – PLG - Preparation of Master Plan for extended area of VMR and review and revision of Master Plan for Erstwhile Visakhapatnam Metropolitan Region and preparation of Zonal development plans – Reg.

AGENDA NOTE :

Visakhapatnam Urban Development Authority (VUDA) was constituted on 17th June 1978, under Andhra Pradesh Urban Areas (Development) Act, 1975.

Previously VUDA had a jurisdiction of 1721 sq km., comprising 5 urban centres viz., Visakhapatnam, Vizianagaram, Ankopalli, Bheemunipatnam and Gajuwaka and 287 villages. So far, VUDA prepared three Master Plans for the Erstwhile VMR. The existing approved Master Plan is valid up to 2021, with a provision to review and revise for every five years.

To further promote planned development, Government vide G.O.No.525, dated 30.7.2008, extended its jurisdiction by 3852.51 sq.km to 5573 sq.km, with a population of 4.2 million (as per 2001 census). The extended area comprises of 931 villages, 5 Municipalities, 1 Nagar Panchayat and 34 Mandals in Districts of Srikakulam, Vizianagaram, Visakhapatnam and East Godavari.

To promote planned development in the entire VMR area, VUDA needs to prepare a comprehensive Master Plan for the extended area also and seek the services of consultants of international repute, for preparation of **Master Plan for 'Extended VUDA Area' Including 'Review and Revision of existing Master Plan' of erstwhile Visakhapatnam Metropolitan Region and preparation of Zonal Development Plans for VMR.**

Accordingly subject was placed in the VUDA Board meeting and the Board vide Resolution No.17 dated 30-7-2010 has resolved for preparation of Master Plan. The Government was requested to permit VUDA for preparation of Master Plan for the extended area and review and revision of Master plan for Erstwhile Visakhapatnam Metropolitan Region. In response to the above

the Government in its letter No.20944/H2/2010 dated 16-11-2010 has permitted the VUDA for preparation of Master Plan.

A notification was published in the News papers on 16-7-2011 calling for Expression of Interest from the reputed International firms for preparation of the Master Plan for VMR.

Andhra Pradesh Industrial & Technical Consultancy Organization Limited (APITCO) was appointed as project Associate to assist in calling the Bids under QCBS (Quality and Cost-Based Selection) method.

In response to the above notification 10 firms have submitted Bids out of which the following 3 firms have been shortlisted in the initial scrutiny:

1. Consulting Engineering Services (India) Private Limited
In Association with KPMG Advisory Services Pvt. Ltd, Mumbai.
2. Center for Environmental Planning and Technology (CEPT),
Ahmadabad
Joint Venture with LEA Associates South Asia Pvt. Ltd, India
In Association with LEA International Limited, Canada
3. Mott MacDonald Private Limited
In consortium with Halcrow Consulting India Private Limited
(HCIPL)

Request for Proposal (RFP) was prepared and sent to the above 3 firms.

Out of the above three firms, (1) Consulting Engineering Services (India) Pvt. Ltd in association with KPMG Advisory Services Pvt. Ltd and (2) Center for Environmental Planning and Technology (CEPT), Ahmadabad Joint Venture with LEA Associates South Asia Pvt. Ltd, India only have submitted the bids.

To evaluate the bids submitted by the above firms, Government was requested to constitute a technical committee. Accordingly, the Government vide Go.Rt.No.817, MA & UD (Dept) dated 19-6-2012 has constituted a Technical evaluation committee to evaluate the technical bids invited for review and revision of VMR Master Plan and preparation of Master Plan for extended area. In pursuance of the above G.O. the technical evaluation committee has carried out the evaluation of technical bids submitted by the two Bidders.

As per their evaluation reports M/s Consulting Engineering Services (India) Pvt. Ltd in association with KPMG Advisory Services Pvt. Ltd has scored 60.4 points and M/s Center for Environmental Planning and Technology (CEPT), Ahmadabad Joint Venture with LEA Associates South Asia Pvt. Ltd, India has scored 89.87 points. As per the RFP conditions Sl.No.19 the minimum technical score required to pass is 75 points whereas M/s Consulting Engineering Services (India) Pvt. Ltd in association with KPMG Advisory Services Pvt. Ltd has scored less than 75 points, hence not qualified as per technical evaluation parameters of RFP.

M/s Center for Environmental Planning and Technology (CEPT), Ahmadabad Joint Venture with LEA Associates South Asia Pvt. Ltd, India has qualified as sole Bidder for further evaluation of financial bid. Since only a single bidder is qualified, the Government was requested for further clarification vide letter Rc.No.1564/05/L1 dated 7-7-2012 for the way forward. The Government vide letter No.11966/H2/2012 dated 16-8-2012 of the Principal Secretary to Government MA & UD Dept has informed that "as per the law laid down by Hon'ble Supreme Court in similar cases a single tender can also be accepted if the rates quoted by the Tenderer are reasonable. Further it was stated that even after opening the financial bid if the Tenderer quoted higher amount for preparation of Master Plan than the price considered by the authority it can reject the tender by recording the reasons."

Keeping in view of the above again the Government was requested to refer the matter to the same technical committee which scrutinized the technical evaluation covers to arrive at bench marks for various items of RFP so that before opening the financial cover the bench mark cost that the committee would arrive at would not be influenced by the quote of the single bidder. Accordingly letter was addressed vide Rc.No.1564/05/L1 dated 6-9-2012 to the government.

The Government vide Go.Rt.No.1303, MA dated 26-9-2012 have entrusted the work of assessing the price quoted for various items of RFP to the same committee which was constituted vide Go.Rt.No.817, MA & UD (Dept) dated 19-6-2012. The committee met on 3-11-2012 and discussed in detail in respect of all the components mentioned in the RFP and arrived the benchmark rates for various items of RFP. As per the committee's suggestion the minimum and maximum rates for preparation of Master Plan is **1047.00 to 1649.20 Rupees lakhs.**

Further as per the procedure prescribed in the RFP the financial Bids submitted by the M/s Center for Environmental Planning and Technology (CEPT), Ahmadabad Joint Venture with LEA Associates South Asia Pvt. Ltd, India was opened in the presence of the bidder and the committee on 16-11-2012. Further the rates quoted by the Bidder are compared with the rate arrived by the committee constituted by the Government vide Go.Rt.No.1303, MA dated 26-9-2012. The bidder has quoted **1727.731 Lakhs** and the committee has suggested the rates ranging from **1047.00 to 1649.20 Rupees lakhs.**

As per the RFP condition No.2.6.1 the Bidder was invited for negotiations on 28-11-2012. During the negotiations, it has been agreed that the final price, excluding Service Tax, as Rs.128,780,500/- (Rupees Twelve Crores eighty seven Lakhs eighty thousands five hundred only) which is within the range of the rate suggested by the committee.

In view of the above the matter is placed before the Board for perusal and to forward to the Government for further approval to assign the work to M/s Center for Environmental Planning and Technology (CEPT), Ahmadabad Joint Venture with LEA Associates South Asia Pvt. Ltd, India for preparation of Master Plan for Extended area and Review & Revision of Master Plan for Erstwhile Visakhapatnam Metropolitan Region and preparation of zonal development plans.

The above matter is placed before the VUDA Board for perusal and approval.



VICE CHAIRMAN


CHAIRMAN

VUDA RESOLUTION NO. 87, DT. 15-12-2012

The Board discussed the matter and resolved to approve the subject.


CHAIRMAN