

**SUBJECT NO. 118**

**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.**

**Ref:** Govt Letter No: 11966/H2/2012, dt: 25.05.2013

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**AGENDA NOTE :**

VUDA intends to prepare the Master Plan to ensure the planned Development in 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 VUDA has placed the subject in its 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, Consulting Engineering Services (India) Pvt. Ltd in association with KPMG Advisory Services Pvt. Ltd and Center for Environmental Planning and Technology (CEPT), Ahmadabad Joint Venture with LEA Associates South Asia Pvt. Ltd, India only submitted the bids.

To evaluate the bids submitted by the above firms, Government was requested to constitute a committee. 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 the 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 has 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.

The matter was 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 board has accepted the negotiations carried by the Vice Chairman and resolved to send to the Government for further approval. The government vide letter No. 4966/H2/2012, dt. 22-02-2013 requested to furnish the comparative statement of RFPs of both HMDA & VGTM,

VUDA. Accordingly letters were addressed to HMDA and VGTM VUDA vide letter No. 1564/2003/L1, Dt. 11-03-2013 for furnishing the total cost of the project and for RFP copies. Accordingly a comparative statement was also furnished to the Government.

The Government vide reference cited has rejected bid of M/s Center for Environmental Planning and Technology (CEPT), Ahmadabad Joint Venture with LEA Associates South Asia Pvt. Ltd, India as it is case of single bidder and without competition it is difficult to assess the rate quoted by the bidder and requested the Vice-Chairman, VUDA to go for fresh Bids.

Accordingly, the work for Bid process Management for "Rebidding" was entrusted to APITCO and the APITCO was requested to furnish the schedule of the Bid process for the "Rebidding" and in response to the above, the Project Associate, M/s. APITCO Limited has furnished draft RFP including schedule of Bid process and draft notification. The notification "Global Request for Proposal (RFP)" was published in the National News papers on 23.10.2013 to submit the proposals on or before 27.11.2013 @ 4.00 PM. In the meanwhile pre-bid query meeting was conducted with bidding firms on 30.10.2013 and replies to the queries and clarification are sent to the bidders by 5.11.2013 and the same are also kept in VUDA website. As per the schedule 27.11.2013 is the last date for submission of the Bids. The following firms have submitted the Bids in the sealed covers within the stipulated time.

1. LEA Associates South Asia Pvt Ltd., in Joint Venture with LEA International Ltd., New Delhi
2. Alia consulting Solutions, Mumbai.
3. IBI group (Lead Member) with L&T RAMBOLL and IIC Technologies, I.B.I Group Canada
4. IPE Global Private Limited, Rachna Verma, Associate Vice President – Business,  
**Address:** IPE Global House, B-84, Defence Colony, New Delhi – 110024

The Technical proposals (cover-I) and financial bids (cover-2) will be opened on 10-12-2013 & 11-12-2013 in the presence of the bidders and the committee constituted by the Government vide Go.Rt.No.817, MA & UD (Dept) dated: 19-6-2012.

This is submitted for approval of the board on

- i. Engaging the M/s APITCO as bid processing consultant on lines of the original work.
- ii. Rebidding for preparation of Master plan for VMR on the lines of the RFP for the original work except with minor corrections.

Sl. No.	Subject No.	Subject	Resolutions
67	118	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.	<b>Perused. The Latest development is also examined. Without much loss of time, the VC should see for early finalization of consultancy duly taking the help of government nominated technical committee</b>
68	119	VUDA-Planning- Status of development plan- transport corridor for VUDA areas.	<b>Perused and decided to take up DPR by VUDA with the opinion of the APUFIDC</b>
69	120	VUDA-Planning- development of layout in S.No.563 (carved out from S.No.348) of Dakamarri on Joint Venture basis with M/s. Vensar Constructions Company Ltd - finalization of share to both VUDA and developer – regarding	<ul style="list-style-type: none"> <li>• <b>W.r.t arrival of the share of VUDA and the developer out of the common pool of plots going to be developed, it is instructed to arrive at the same by lottery of the plots – category of plots wise viz HIG, MIG, LIG, EWS, etc as well as sub category viz road facing, north / east / south / west facing within each category to have an objective mode of sharing the plots</b></li> <li>• <b>W.r.t Disposal of plots, to elicit the better revenue, try to dispose off the plots by auction basis</b></li> <li>• <b>Elicit the interest of Developer in disposal of plots jointly by conducting auction by VUDA</b></li> </ul>

