



वाराणसी विकास प्राधिकरण, वाराणसी

राजा उदय प्रताप मार्ग, पन्ना लाल पार्क, वाराणसी-221002
फ़ोन: 0542.2280326 ईमेल: vdavaranasi@gmail.com



पत्रांक- 385 / वि०प्रा०/ न०नि० / 2025-26

दिनांक: 22/01/2026

आवश्यक-सूचना

वाराणसी विकास प्राधिकरण में सूचीबद्ध / आबद्ध समस्त कन्सल्टेंट को सूचित किया जाता है कि प्राधिकरण के द्वारा निम्न प्रस्तावित परियोजना/कार्यों की ड्राइंग / डिजाइन तैयार करने एवं सुपरवीजन का कार्य सम्पादित किये जाने हेतु कन्सल्टेंट का चयन किया जाना है:-

क्र० सं०	परियोजना/कार्य का नाम	परियोजना अवधि	परियोजना/कार्य के अंतर्गत प्रस्तावित मुख्य कार्य
1.	वाराणसी में विभिन्न स्थलों पर वाराणसी विकास प्राधिकरण द्वारा विकसित की जाने वाली सिटी टाउनशिप के विस्तृत ले-आउट प्लान, डिजाइन और प्रोजेक्ट मैनेजमेंट के लिए कन्सल्टेंट का चयन हेतु।	विस्तृत महायोजना एवं समस्त अर्बन परियोजना-180 दिन प्रोजेक्ट मैनेजमेंट एवं मॉनिटरिंग-सम्पूर्ण परियोजना अवधि	<ul style="list-style-type: none"> विस्तृत फ़िज़िबिलिटी स्टडी, लेआउट प्लान और टाउनशिप फ़ेज़िंग। क्षेत्र के लिए मास्टर प्लान, आर्किटेक्चरल और अर्बन डिज़ाइन। सड़कों, पानी की सप्लाई, सीवरेज और पावर सिस्टम सहित इंफ्रास्ट्रक्चर का डिज़ाइन। प्रोक्योरमेंट सपोर्ट, टेंडर डॉक्यूमेंटेशन और कॉन्ट्रैक्टर का चयन करना। प्रोजेक्ट मैनेजमेंट और मॉनिटरिंग।

अतः वाराणसी विकास प्राधिकरण में सूचीबद्ध/आबद्ध समस्त कन्सल्टेंट से दिनांक 06.02.2026 को 4.00 बजे तक शील्ड ऑफर (तकनीकी ऑफर व शील्ड बन्द वित्तीय ऑफर) आमंत्रित किये जाने हैं। शील्ड ऑफर अधोहस्ताक्षरी कार्यालय में नियम, शर्तों व दरों सहित प्राप्त ऑफर का दिनांक 07.02.2026 को प्रातः 11:00 बजे तक उपस्थित एजेंसियों के समक्ष खोला जायेगा तथा प्रस्तुतीकरण दिनांक 07.02.2026 को प्रातः 11:00 से प्राधिकरण सभागार किया जायेगा। परियोजना से संबंधित विस्तृत विवरण प्राधिकरण की वेबसाईट www.vdavns.com पर देखा जा सकता है।

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PRABHAT KUMAR
Date: 22-01-2026
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नगर नियोजक

पत्रांक- / वि०प्रा०/ न०नि० / 2025-26

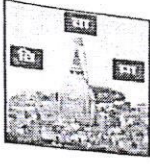
दिनांक:

प्रतिलिपि :-

निम्नलिखित को अवलोकनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित :-

- 1) उपाध्यक्ष महोदय, विकास प्राधिकरण, वाराणसी।
- 2) सचिव महोदय, विकास प्राधिकरण, वाराणसी।
- 3) नोटिस बोर्ड हेतु।

नगर नियोजक



वाराणसी विकास प्राधिकरण, वाराणसी

राजा उदय प्रताप मार्ग, पत्रा लाल पार्क, वाराणसी-221002
फ़ोन: 0542-2280326 ईमेल: vdavaranasi@gmail.com

पत्रांक:

66 / वि०प्रा० / न०नि० / 2025-26

दिनांक: 16/05/2025

कार्यालय-आदेश

वाराणसी विकास प्राधिकरण द्वारा Empanelment of Architects/Urban Designers/Urban Planners/Landscape Architects for upcoming projects in Varanasi हेतु अनुभवी फर्मों/कंसलटेंट्स से उपरोक्त कार्य हेतु टू-बिड सिस्टम के माध्यम से (E-Tender ID No. 2025_UPVDA_995989_1) निविदा विज्ञप्ति/आमंत्रित की गयी थी, जिसके अन्तर्गत आर०एफ०पी० में उल्लिखित सेवाओं के लिए 1.25% + GST की व्यावसायिक शुल्क की दर से निविदादाताओं द्वारा प्रदत्त लिखित सहमति के आधार पर फर्मों को परियोजनावार Empanelment of Architects/Urban Designers/Urban Planners/Landscape Architects for upcoming projects in Varanasi हेतु फर्मों/कंसलटेंट्स को प्रारम्भिक तौर पर 02 वर्ष के लिए सूचीबद्ध/आबद्ध (Empanelment) किये जाने की अनुमति उपाध्यक्ष महोदय द्वारा दिनांक 10.05.2025 को प्रदान की गयी है, जिसका विवरण निम्नलिखित है:-

क. सं०	फर्म/कंसलटेंट का नाम व पता	श्रेणी	क. सं०	फर्म/कंसलटेंट का नाम व पता	श्रेणी
1-	ANB Tech Consultants. B-4/223, Vishal Khand, Gomtinagar, Lucknow, Uttar Pradesh- 226010. Email - anblucknow@gmail.com	A & B	2-	Built-Up Consultant. Shop no. 8, Goenka Market, Shivpur, Varanasi. Email - builtupconsultant@gmail.com	A, B, C, D & E
3-	Design Centre. Office no-5-10/8-3- Maqbool Alam Rd. Chaukaghat, Varanasi- 221002 Email - Design.centre01@yahoo.co.in	A, B, C, D & E	4-	Petrichor ALP, 47, Tanishka Rajshree Estate, Dayalbagh, Agra, Email - petrichoragra@gmail.com	A, B, C, D & E
5-	Kalakaar and Associates & Town House Hotel. 206, 2 nd Floor, B M Tower, Sapna Sangeeta Road, Indore, Madhya Pradesh- 452 Email - kalaakaar.architect@gmail.com	A	6-	Muralage. A3/269, Vibhav Khand, Gomti Nagar, Lucknow-225010 Email - Muralage@gmail.com	A, B, C, D & E
7-	Planner India. C-21/87 A, Mahamandal Nagar Lahurabeer, Varanasi. Email- mail@plannerindia.in Business@plannerindia.in	A	8-	EDMAC Engineering Consultant India Private Limited. G-1, L.G.F., South Extension- II New Delhi- 110049 011-46078600 infodel@edmacconsulting.com	A, B, C, D & E

उक्त के अतिरिक्त कार्यालय आदेश पत्रांक: 1005 / वि०प्रा० / न०नि० / 2023-24, दिनांक 16.10.2023 के माध्यम से सूचीबद्ध/आबद्ध फर्मों का इम्पैनेलमेंट अग्रिम आदेशों तक यथावत रहेगा। उपरोक्त समयावधि में किसी समय इम्पैनेलमेंट को निरस्त करने का अधिकार उपाध्यक्ष, वाराणसी विकास प्राधिकरण, वाराणसी में सुरक्षित रहेगा।

संलग्नक:- उपरोक्तानुसार।

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PRABHAT KUMAR
Date: 16-05-2025

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(प्रभात कुमार)
नगर नियोजक

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पत्रांक:
प्रतिलिपि-

66 / वि०प्रा० / न०नि० / 2025-26

दिनांक: 16/05/2025

16/05/25

1. उपाध्यक्ष महोदय को सादर अवलोकनार्थ। *Pravin*
16/5/25
2. सचिव महोदय को सादर अवलोकनार्थ।
3. अधीक्षण अभियन्ता (निर्माण) को सूचनार्थ एवं आवश्यक कार्यवाही हेतु।
4. उपरोक्त समस्त आर्किटेक्टचरल कन्सलटेंट/फर्मों को सूचनार्थ।
5. कम्प्यूटर प्रोग्रामर को इस आदेश से प्रेषित कि प्राधिकरण के वेब-साइट पर अपलोड कराना सुनिश्चित करें। *Pravin*
16/05/25

(प्रभात कुमार)
नगर नियोजक

PK

Selection of consultant through empanelled firms for preparation of Detailed Layout Plan, Detailed Design and Project Management of all project components for townships in Varanasi



Issued by:

Varanasi Development Authority
Raja Uday Pratap Marg, Panna Lal Park,
Varanasi – 221102
E-mail: vdavaranasi@gmail.com

DISCLAIMER

This Expression of Interest (Eoi) for "Selection of consultant for preparation of Detailed Layout Plan, Detailed Design and Project Management of all project components of Kashi sports city township in Ganjari, Varanasi" ("the Project") contains brief information about the project and scope of work for the prospective Applicant. The purpose of Eoi is to provide the applicant with information to assist the formulation of their response to Varanasi Development Authority ("the Authority")

While all efforts have been made to ensure the accuracy of information contained in this Eoi document, this document does not contain all the information required by the applicant. The applicants are encouraged to conduct their own independent assessment, investigations and analysis and check the reliability, accuracy and completeness of the information at their end and obtain independent advice from relevant sources as required before submission of their response. Authority and any of its employees or advisors shall incur no liability under any law, statute, rules or regulations as to the accuracy or completeness of the Eoi document.

Authority has issued this Expression of Interest with the best intention to explore the market for eligible and interested applicant and has no compulsions to enter into definitive contractual agreements. This EOI does not guarantee conversion of this EOI into any definitive contractual agreements.

Authority reserves the right to change any or all conditions / information set in this Eoi document by way of revision, deletion, updating or annulment through issuance of appropriate addendum as Authority may deem fit without assigning any reason thereof.

Authority reserves the right to accept or reject any or all applications without giving any reasons thereof. Authority will not entertain or be liable for any claim for costs and expenses in relation to the preparation of the applications to be submitted in terms of this Eoi Document.

1 Invitation for Expression of Interest

Varanasi Development Authority (VDA) was established on August 19, 1974, with a jurisdiction covering approximately 1,073 square kilometers. This extensive area includes the Varanasi Municipal Area, Mughalsarai Railway Notified Area and Municipality, Ramnagar Municipality, Cantonment areas, major railway settlements, and a total of 850 villages falling under the VDA planning jurisdiction.

The Varanasi Development Authority plays a vital role in planned development across its jurisdiction by preparing and implementing master plans, regulating land use, developing infrastructure, and ensuring balanced growth. Its responsibilities extend to both urban centres and rural villages, enabling integrated development while preserving the historical and cultural significance of the region.

The Authority invites Expression of Interest (Eol) for "Selection of consultant for preparation of Detailed Layout Plan, Detailed Design and Project Management of all project components of Kashi sports city township in Ganjari, Varanasi". Interested Applicants can download the document from the website www.vdavns.com

Note on Empanelment and Restricted Participation


In line with VDA's empanelment processes, this Eol is exclusively limited to firms empanelled under the Request for Proposal (RFP) for Empanelment of Architects/Urban Designers/Urban Planners/Landscape Architects for upcoming projects in Varanasi, and previous empanelment via office order dated 16.10.2023). This project falls under Category A (for projects with estimated cost above than ₹5 Crore). Only empanelled firms eligible for Category A are invited to participate. Non-eligible submissions will be rejected outright.


The empanelment was conducted through a Least Cost Selection (LCS) method, with consultancy fees. Up to five (5) agencies per category were shortlisted based on technical evaluation (minimum 60 marks) and matching the lowest (L1) consultancy percentage rate. Non-empanelled applicants will not be considered, and submissions from ineligible parties will be rejected outright.

1.1 Key Instructions

Interested firms empanelled should make note of the following key points:

1. This Eol invitation document is not a Tender or Request for Proposal in any form and would not be binding on the Authority in any manner whatsoever.
2. Empanelled agencies are invited to express interest and submit their Eol, including details on approach, methodology, and relevant experience tailored to this township development. Shortlisted responses will lead to technical presentations, evaluated on parameters such as:
 - Understanding of Project Scope and Site
 - Approach
 - Methodology
 - Work Plan covering risks and challenges
 - Innovative Solutions
3. The Authority reserves the right to cancel the Eol invitation as a whole or in part without assigning any reasons.
4. The Applicants are encouraged to conduct their own independent assessment, investigations and analysis and check the reliability, accuracy, and completeness of the information at their end as required before submission of their response.
5. The Authority reserves the right to update, amend and supplement the information given in this document at its sole discretion before the last date and time of submission of the responses.


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6. Applicants should submit their response in English language and as per formats provided in the last section of this document. Submission not conforming to the instructions or prescribed formats will be rejected.

The final selection will be at VDA's discretion, based on presentation scores and alignment with project requirements. A separate project-specific agreement will be signed with the selected agency, incorporating the terms of the empanelment document.

The key dates and information for the Project are as below:

Procuring the EoI document	Available on the noticeboard of VDA and on website www.vdavns.com from 22-01-2026
Method of selection	Least Cost Selection
Address for submission of EoI	Contact Person: Shri Prabhat Kumar, Town Planner, Varanasi Development Authority Contact number: 9927800707 E-mail: vdavaranasi@gmail.com Address: Raja Uday Pratap Marg, Panna Lal Park, Varanasi, Uttar Pradesh 221002
Last Date for submission of Queries	27-01-2026, 16:00 Hrs
Date & time for submission of Proposal	1600 Hrs of 06-02-2026
Presentation of proposal	07-02-2026, 11:00 Hrs.
Contact details for clarification and Proposal submission	7696205508, email id- vdavaranasi@gmail.com

2 TERMS OF REFERENCE



2.1 Background and Objectives

Varanasi is a major urban centre in Uttar Pradesh experiencing steady growth and increasing development pressures. To address the challenges of urban expansion in a planned and sustainable manner, the Varanasi Development Authority (VDA), constituted under the Uttar Pradesh Urban Planning and Development Act, 1973, is responsible for master planning, infrastructure development, land use regulation, and heritage-sensitive urban transformation in the city and its surrounding areas.

The proposed Kashi Sports City Greenfield Township and associated city extensions near Ganjari represent a strategic initiative to support regional economic growth and planned urban expansion. Anchored by the upcoming International Cricket Stadium, the township is envisaged as a mixed-use, self-sufficient urban node catering to residential, sports, tourism, hospitality, education, wellness, and commercial activities.

In addition to the resident population, the township is planned to accommodate floating populations such as athletes, spectators, tourists, and short-term visitors. Accordingly, the development shall integrate hospitality uses with permanent housing and shared infrastructure to support year-round activity and sustainable urban living.

The township will incorporate the following planning principles:


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1. Structured Zoning & Self-Sufficient Township: The township shall comprise interconnected Sports, Commercial, Residential, and green zones, planned as self-sufficient neighbourhoods with equitable access to amenities and infrastructure.

2. Live, Work & Play – Sports-Anchored Development: Compact mixed-use development shall be anchored by a Sports & Events Zone around the International Cricket Stadium to support year-round activity and walkable access to facilities

3. Mixed Land Use: A balanced mix of residential, commercial, institutional, and recreational uses shall be promoted to reduce commuting distances, support daily needs within the township, and enhance walkability.

4. Eco-Districts & Green Zoning: Neighbourhoods shall integrate sustainable practices and interconnected green spaces to support environmental resilience and recreation.

5. Creative Placemaking & Cultural Integration: Public spaces, streetscapes, and open areas shall integrate local arts, crafts, cultural narratives, and heritage elements to create a distinct identity aligned with the spirit of Kashi.

6. Inclusive & Accessible Township: The township shall be planned to ensure inclusive access to infrastructure, amenities, public spaces, and services for all social and economic groups, with emphasis on universal accessibility, safety, and quality of life



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2.2 Important Components of Township

The consultant shall be required to propose and detail all components of the township in line with the prevailing/ proposed Master Plan and regulations of VDA, including but not limited to:

- **Road Network:** Hierarchy of arterial, collector, and local streets with EV lanes, designed for safe, inclusive, and green mobility.
- **EV & NMT Infrastructure:** Dedicated EV/NMT lanes, charging stations, bicycle tracks, pedestrian pathways, and road safety features.
- **Blue & Green Infrastructure:** Interconnected green corridors, open spaces, and retention ponds for flood management, ecology, and recreation.
- **Commercial Nodes:** Strategically located hospitality, retail, and mixed-use zones based on market demand.
- **Multi-Level Car Parking (MLCP):** Parking hubs with IPT access, amenities, and demand-based capacity planning.
- **Centres of Excellence:** Sports, wellness, arts, culture, and heritage-focused institutional facilities.
- **Social & Physical Infrastructure:** Schools, healthcare, police and fire services, community facilities, utilities, drainage, power, solid waste, and multi-utility services.
- **Integrated & Smart Infrastructure:** Use of smart technologies for efficient operations, safety, monitoring, and asset management.
- **Sustainability Framework:** Green mobility, rooftop solar (minimum 30% demand), zero-waste and wastewater reuse systems, and mandatory GRIHA 4-star green building compliance.


In view of the above, VDA proposes to undertake the integrated development of the **Greenfield Sports Township at Ganjari** through end-to-end planning, engineering, procurement, and implementation support. The scope includes development of the road network, multi-utility duct system, sewerage and water supply networks, power supply system including 33/11 kV substations, service connections to individual plots, boundary demarcation of assets, public spaces (parks, green belts, and toilets), and signage works, to create a sustainable and fully serviced township. The project comprises approximately **149.85 acres** of developable land, with potential for extension based on feasibility.


VDA seeks to appoint a consultant to undertake:

- Preparation of detailed feasibility studies, layout plans, and township phasing strategies
- Master planning, architectural, and urban design for key areas
- Design of infrastructure and services including roads, water supply, sewerage, and power systems
- Procurement support, tender documentation, and contractor onboarding
- Project management and monitoring during implementation

The Consultant shall work in close coordination with VDA and relevant stakeholders to ensure the township emerges as a **model for sports-integrated and sustainable urban development** in eastern Uttar Pradesh.

Accordingly, VDA intends to engage an agency to prepare the detailed feasibility, master plan, urban design guidelines, and layout plans, and to assist in developer selection and monitoring of works for the overall township development, covering approximately **139.2 hectares (344 acres)**.


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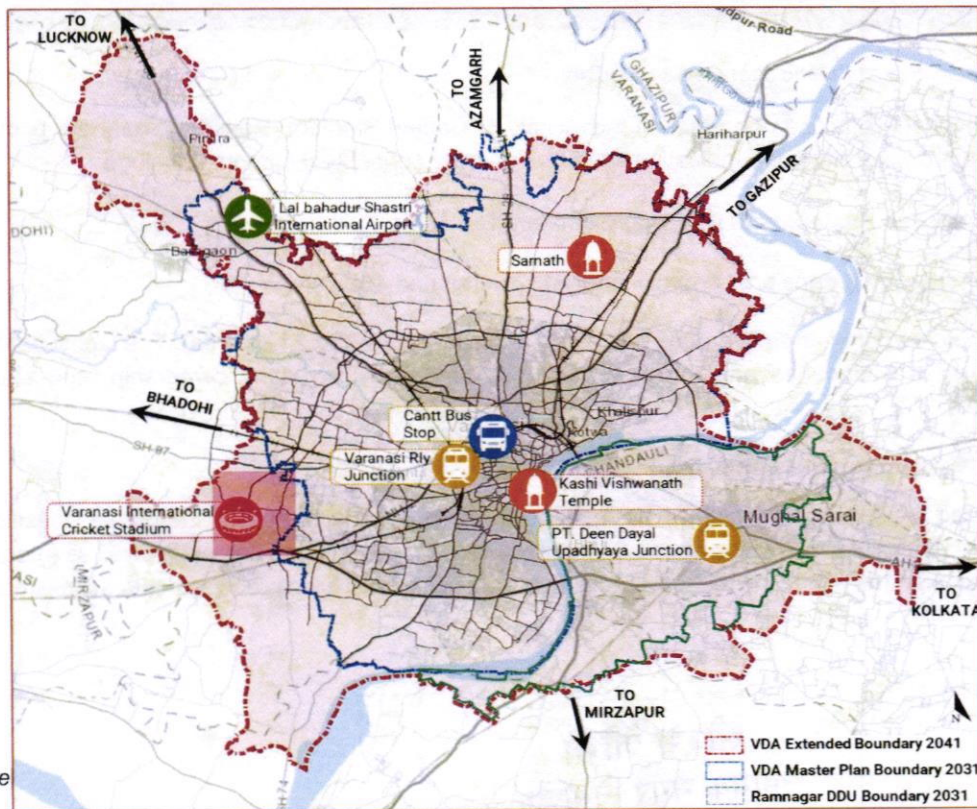
2.3 SITE DETAILS

Site Location, context and Surrounding

The proposed **Kashi Sports City Township** (approximately **156.10 acres**) along with the **Sports City Extensions** (approximately **137 acres** and **103 acres**) is strategically located along the **Varanasi Ring Road at Ganjari**, offering direct connectivity to key regional and national transport infrastructure. The site provides convenient access to **Lal Bahadur Shastri International Airport (23.2 km)**, **Varanasi Cantt Railway Station (19.7 km)**, and the **Cantt Bus Stand (19.6 km)**, ensuring ease of movement for residents and visitors.

The site stands to benefit from proposed public transport improvements along the Ring Road, including electric bus services, supporting sustainable and efficient mobility. As a greenfield location, it presents an opportunity to develop a modern, integrated township incorporating sports infrastructure, residential areas, hospitality zones, and commercial centres, supported by resilient infrastructure and a strong sustainability framework.

Although the Ganjari area was not part of the original Varanasi Master Plan 2031, it has since been included within the extended development area of the Varanasi Development Authority, reinforcing its role in planned urban expansion.



Figure

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वाराणसी विकास प्राधिकरण



Figure 2: Indicative site areas near Ganjari Stadium

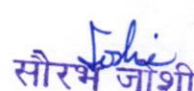
The proposed TPS focuses on areas in the vicinity of Ganjari Stadium, Rajatalab, near the upcoming International Cricket Stadium. Indicative site areas (as per conceptual planning) include:


- Proposed Kashi Sports City: approximately 156 acres
- Sports City Extensions: approximately 137 acres and 103 acres

Total indicative approx. area is around 344 acres (approximately 139.2 hectares). The Consultant shall finalize precise boundaries and area based on detailed feasibility, land ownership, and statutory compliance.

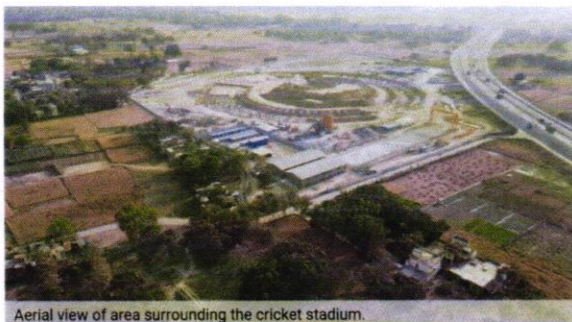
Sector Level Zoning and Land Use

The selected consultant / agency will be responsible for preparing a detailed Land Use classification and Zoning for the city townships based on the Proposed Masterplan provisions, as well as integrating the findings from the existing situation assessment, feasibility and future requirements assessment.


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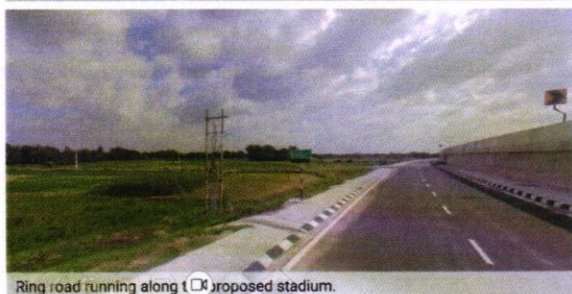
Site Photos



Aerial view of area surrounding the cricket stadium.



Developed roads as per master plan in a few areas along the stadium.



Ring road running along the proposed stadium.



Temporary structures and undeveloped land area.

SCOPE OF SERVICES

The scope of work for the Consultant (but not limited to) is to undertake detailed assessment of the project site and accordingly prepare a Feasibility, Master Plan & Design for the proposed sports city township in Varanasi. The initial project area is tentatively 139.2 Ha or 344 Acres. and VDA may extend the project area based on the requirement. The detailed scope of services covered under this assignment is as below:

1. Site Assessment & Surveys

1.1 Detailed Site Analysis

- Field reconnaissance to understand site context and local conditions
- Analysis of connectivity, existing land use, surrounding development, and regulatory framework (Master Plan, Byelaws, Zoning)
- Environmental assessment, SWOT analysis, and overall feasibility
- Review of existing infrastructure including water supply, power supply, and waste management

1.2 Topographical & Boundary Surveys

- Detailed boundary survey including demarcation and fixing of boundaries
- Contour survey with minimum 1 m interval
- Mapping of natural and man-made features and assistance to VDA in fixing boundary stones

2. Market Study & Feasibility

- Assessment of market potential based on regional economy, real estate trends, land values, and future developments
- Stakeholder consultations

2.1 Product Mix Finalization

- Allocation of land uses and supporting infrastructure based on market demand and feasibility
- Integration of sports-stadium-related activities and promotional uses
- Assessment of utility and common infrastructure requirements

3. Master Plan & Layout Planning

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- Definition of land use as per Master Plan provisions and formulation of land use where provisions are undefined
- Sector-wise land use plans with population and density calculations
- Plot demarcation, numbering, sizing, and sector/block layout plans
- Distribution of income-based housing typologies
- Identification and location of social infrastructure and facilities as per building byelaws
- Green areas plan including parks, green belts, buffers, and blue-green infrastructure integration
- Location and planning of infrastructure services including substations, transformers, water systems, STPs, and utilities
- Development phasing strategy for financially viable implementation

4. Landscape, Parks & Open Spaces

- Detailed landscape plans for parks, gardens, green belts, roadside plantations, and public plazas
- Integrated green and blue network planning
- Theme-based landscape design and plantation strategy
- Contour finalization and grading plans
- Urban design elements including lighting, street furniture, sculptures, murals, and railings
- Recommendation of innovative materials for paving, slopes, cladding, and landscaping

5. Public Realm & Common Facilities Design

- Conceptual and detailed design of township-level public spaces including gateways, nodes, intersections, plazas, streets, and open spaces
- Inclusive public space design
- Design of common facilities such as bus shelters, toilets, kiosks, and public amenities
- Design of common commercial complexes and plazas
- Assistance in contractor selection and monitoring of works for approved public facilities

6. Implementation & Land Disposal Strategy


- Preparation of implementation plan incorporating stakeholder feedback and statutory requirements
- Plot-wise development controls including FAR, setbacks, ground coverage, access, and architectural parameters
- Finalization of housing typologies based on density, market feedback, and EOIs
- Strategies for land and plot disposal for various uses
- Naming and numbering of plots, blocks, and sectors


7. Urban Design Guidelines & Branding

- Preparation of township-wide urban design guidelines covering: Built form controls and façade regulations, Street hierarchy-based building envelope controls, Place-making strategies, transitions, and edge conditions
- Integration of regional architectural vocabulary and skyline articulation
- Façade control drawings, materials, colour schemes, and signage guidelines
- "Built-to-edge" and "Eyes on Street" principles for safety and liveability
- Design and finalization of township branding and logo

8. Detailed Design, Working Drawings & Tender Documents

- Preparation of approval-ready drawings and documents for statutory clearances (EC, Fire NOC, PCB, etc.)
- EIA coordination and support
- Detailed working drawings for all components including buildings, infrastructure, services, landscape, and public spaces


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- Detailed planning and design of all services:
- Water supply, sewerage, stormwater drainage, Power supply and substations, Fire safety systems, Renewable energy systems, ICT, cabling, lighting, parking, EV infrastructure
- Value engineering and cost optimization
- Preparation of specifications, BOQs, estimates, and DPRs
- Assistance in tender preparation, bid process, and pre-bid clarifications
- Branding feasibility and naming support

9. Construction Stage Project Monitoring (PMC)

- Monitoring compliance with approved plans, regulations, and guidelines
- Review and approval of shop drawings
- Site inspections and coordination meetings
- Issuance of construction-stage drawings and clarifications
- Certification of measurements and RA bills
- Monitoring physical and financial progress
- Preparation and submission of as-built drawings for all components

10. General Conditions

- Compliance with VDA building bylaws and city-level urban design guidelines.
- Reviews are required for the approval before the formal submission of the deliverables (Report, map and digital files in editable format). And the consultant has to record and prepare the minutes of the meeting on the review meetings for references.
- Consultants to independently verify availability of data, documents, and applicable regulations.

2.4 DELIVERABLES

The Consultant shall submit **all deliverables strictly in accordance with Clause 1.5 (Deliverables)**. Submission of deliverables shall be component-wise, complete in all respects, and in the specified formats and quantities, including but not limited to:

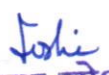
- **Reports:** Two (2) sets of coloured hard copies and one (1) soft copy in editable/base file format.
- **Presentations:** Soft copy in editable format and hard copy where required.
- **Maps and Drawings:**
 - Four (4) sets of A2-size-coloured hard copies,
 - One (1) PDF copy, and
 - One (1) editable copy in **AutoCAD/original software/base file format** in which the drawings have been prepared.


All maps, drawings, layouts, and plans shall be fully coordinated and superimposed on the base maps, Khasra/Sajra/Revenue maps, transportation layout plans, and other data provided by VDA and relevant government authorities, as applicable.

Support from VDA to the bidder:

The selected consultant shall be provided with the data available with VDA that is currently being utilised.

- I. Base map and Land use map
- II. Land khasra/ Sajra/ Revenue map
- III. Draft Master Plan
- IV. Blue infrastructure data
- V. VDA Building byelaws and applicable Zoning Regulations
- VI. Other relevant guidelines applicable if any


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2.5 PAYMENT MILESTONES

The allocation of the lump-sum fees, as per the scope of work, is structured to support the various project stages. Specifically, 60% of the fees will be distributed across the concurrent design phases, which include:

- A. Masterplan (10%)
- B. Detailed design of Infrastructure components (25%)
- C. Detailed design of urban design project components (25%) the payment milestones shall be based on deliverables across the following components:
- D. (40%) shall be allocated to project management services. The Project management services for priority projects will run concurrently with the design phases.

A. Masterplan

The masterplan will have a payment weightage of 10%. The project timeline for Masterplan shall be as follows:

#	Deliverable	Timeline (T – date of contract)	Payment
1	Inception cum Feasibility Assessment Report <ul style="list-style-type: none">• Conduct a thorough site analysis and assess the existing infrastructure and utilities.• Identify any legal or regulatory constraints• Develop a preliminary concept for the greenfield area, including land use, transportation, and open space planning.• Site reconnaissance and preliminary assessment of physical, regulatory, and socio-economic feasibility• Market assessment including demand-supply analysis across residential, commercial, institutional, and industrial segments• Risk identification and mitigation strategies• Recommendation on project positioning and development strategy	T+30 days	10% of the fee allocated to Part A Masterplan
2	Land use planning <ul style="list-style-type: none">• Define zoning regulations• Determine the allocation of land for residential, commercial, industrial and recreational spaces• Preliminary Identification of all Infrastructure and Urban design projects	T+60 days	20% of the fee allocated to Part A Masterplan
3	Infrastructure and Utilities Planning <ul style="list-style-type: none">• Design and plan infrastructure, including roads, water supply, sewage systems, and energy distribution.• Ensure utilities can support the proposed development.• Finalization of all Infrastructure and urban design projects which need to be undertaken as per the masterplan with block costs	T+ 90 days	30% of the fee allocated to Part A Masterplan

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#	Deliverable	Timeline (T – date of contract)	Payment
4	Implementation Strategy <ul style="list-style-type: none"> • Develop a strategy for phased implementation of the master • Plan within a time period of 24 months • Establish priorities and timelines for each infrastructure project and urban design project. 	T+ 120 days	40% of the fee allocated to Part A Masterplan

B. Detailed design of Infrastructure components

This stage will have a payment weightage of 25%. The project timeline for detailed design for Infrastructure projects shall be as follows

B	Detailed design of Infrastructure project components		
1	Draft detailed design <ul style="list-style-type: none"> • Prepare detailed designs with cost estimates for major connectivity projects, such as roads, underpasses, cloverleaf structures, which were initially identified as Infrastructure projects in the Masterplan stage 	T+60 days	30% of the fee allocated to Infrastructure design projects
2	Detailed design <ul style="list-style-type: none"> • Completion of detailed design drawings and BOQs of all identified projects and inAuthority of all inputs received in the draft detailed design stage 	T+ 75 days	40% of the fee allocated to Infrastructure design projects
3	Floating of tender followed by Approval of design, BOQ and tender	T+ 90 days	15% of the fee allocated to Infrastructure design projects
4	Onboarding of Implementing agency <ul style="list-style-type: none"> • End to end bid process management • Preparation of Lol's and Work order • Formulate and finalize contract agreements with the implementing agency. • Documentation of the value and validity of Security deposit and Performance guarantee (if applicable) submitted by the Implementing agency 	T + 120 days	15% of the fee allocated to Infrastructure design projects

Note: Stages 3 and 4 of Part B involve activities—**floating of tenders and onboarding of implementing agencies**—that are typically undertaken in a phased manner across multiple infrastructure projects. Accordingly, the payments for these two stages will be released proportionally, based on actual progress achieved in relation to the total infrastructure budget as defined in the approved Master Plan. To illustrate, if:

- Total quoted consultancy fee (Q) = 1.00 Crore
- Percentage allocated for Part B: Detailed design of Infrastructure components = 25% of quoted Consultancy Fee (Q)

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- Percentage allocated for stage 3 under Part B: Floating of Tenders = 15% of (25% of Q)
- Total budget for Infrastructure projects (T) = 600 Crore
- Value of projects tendered (Vt) = ₹400 Crores
- Value of projects onboarded (Vo) = ₹300 Crores

The payment calculation under stages 3 and 4 of Part B shall be calculated using the following formulas:

Payment for Stage 3 under Part B
(Floating of Tenders) $= [(Q \times 25\%) \times 15\%] \times (Vt / T)$

$$= (25 \text{ Lakhs} \times 15\%) \times (400 / 600)$$

$$= 3.75 \text{ lakhs} \times (400 / 600)$$

$$= 2.50 \text{ Lakhs}$$

Payment for Stage 4 under Part B
(Onboarding of Implementing Agency) $= [(Q \times 25\%) \times 15\%] \times (Vo / T)$

$$= (25 \text{ Lakhs} \times 15\%) \times (300 / 600)$$

$$= 3.75 \text{ lakhs} \times (300 / 600)$$

$$= 1.88 \text{ Lakhs}$$

Similarly, all part payments will be calculated, as the case may be.

C. Detailed design of urban design project components

This stage will have a payment weightage of 25%. The project timeline for detailed design for Urban design projects shall be as follows:

C	Detailed design of Urban design project components		
1	Draft detailed design · Detailed design of all Urban design project components	T+90 days	30% of the fee allocated to Urban design projects
2	Detailed design · Completion of detailed design drawings and BOQs of all identified projects and inAuthority of all inputs received in the draft detailed design stage	T+120 days	40% of the fee allocated to Urban design projects
3	Floating of tender followed by Approval of design, BOQ and tender	T+ 150 days	15% of the fee allocated to Urban design projects
4	Onboarding of Implementing agency · End to end bid process management · Preparation of Lols and Work order · Formulate and finalize contract agreements with the implementing agency. · Documentation of the value and validity of Security deposit and Performance guarantee (if applicable) submitted by the Implementing agency	T+ 180 days	15% of the fee allocated to Urban design projects

Note: Stages 3 and 4 of Part C involve activities—floating of tenders and onboarding of implementing agencies—that are typically undertaken in a phased manner across multiple infrastructure projects. Accordingly, the payments for these two stages will be released

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proportionally, based on actual progress achieved in relation to the total Urban Design projects budget as defined in the approved Master Plan. To illustrate, if:

- Total quoted consultancy fee (**Q**) = 1.00 Crore
- Percentage allocated for Part C: Detailed design of Urban design project components= 25% of quoted Consultancy Fee (**Q**)
- Percentage allocated for stage 3 under Part C: Floating of Tenders = 15% of (25% of **Q**)
- Total budget for Urban Design projects (**T**) = 400 Crore
- Value of projects tendered (**Vt**) = ₹300 Crores
- Value of projects onboarded (**Vo**) = ₹200 Crores

The payment calculation under stages 3 and 4 of Part B shall be calculated using the following formulas:

$$\text{Payment for Stage 3 under Part C (Floating of Tenders)} = [(Q \times 25\%) \times 15\%] \times (Vt / T)]$$

$$\begin{aligned} &= (25 \text{ Lakhs} \times 15\%) \times (300 / 400) \\ &= 3.75 \text{ lakhs} \times (300 / 400) \\ &= 2.81 \text{ Lakhs} \end{aligned}$$

$$\text{Payment for Stage 4 under Part C (Onboarding of Implementing Agency)} = [(25\% \text{ of } Q) \times 15\%] \times (Vo / T)]$$

$$\begin{aligned} &= (25 \text{ Lakhs} \times 15\%) \times (200 / 400) \\ &= 3.75 \text{ lakhs} \times (200 / 400) \\ &= 1.87 \text{ Lakhs} \end{aligned}$$

Similarly, all part payments will be calculated, as the case may be.

In the event of a delay in the submission of deliverables exceeding one (1) month, and if the delay is solely attributable to the consultant, the Authority reserves the right to impose a penalty. This penalty will amount to 1% of the total cost payable for that deliverable for each week of delay, up to a maximum limit of 10% of the Project Cost. It's important to note that the Authority's decision in this matter will be considered final and binding on the consultant.

D. Project Management Services for all projects to be implemented

Part D of the assignment pertains to the provision of **Project Management Consultancy (PMC)** services for the effective implementation of all infrastructure and urban design projects. This component constitutes 40% of the total quoted consultancy fee.

It is anticipated that the implementation of these projects will span approximately 24 months, during which the Consultant shall be responsible for monitoring progress, facilitating coordination, tracking timelines, and ensuring quality across all active work sites.

In line with this phased execution, payments under Part D shall be linked to the actual physical progress of works, as reflected in the **cumulative value of Running Account (RA) bills** submitted by the implementing agencies. The PMC fee shall therefore be released proportionally, in accordance with the value of work executed. To illustrate, if:

- Total quoted consultancy fee (**Q**) = 1.00 Crore
- Percentage allocated for Part D: Project Management Services (PMC)= 40% of quoted Consultancy Fee (**Q**)
- Total estimated cost of all infrastructure and urban design projects (as per Master Plan) (**T**) = 1000 Crore

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- Cumulative RA bills raised to date (V ra) = ₹100 Crores

The payment calculation Part D shall be calculated using the following formula:

**Payment for Part D
(PMC Services)**

$$= [(Q \times 40\%) \times (V \text{ ra} / T)]$$

$$= (1 \text{ Cr} \times 40\%) \times (100 / 1000)$$

$$= 40 \text{ lakhs} \times (100 / 1000)$$

$$= 4 \text{ Lakhs}$$

Subsequent PMC payments will continue to be released progressively based on the actual value of certified work executed, until the total 40% allocation under Part D is fully exhausted.

Note:

1. T is the date of start of the project as per the agreement
2. Payment for each stage shall be due upon approval / acceptance of the deliverable by the competent authority of VDA

In response to the EOI, the Applicant shall provide financial quote in the form of INR / Ha.

GST/taxes as per applicable rates shall be paid by the client as extra. The financial quote, shall be inclusive of the following:

- All Out-of-Pocket Expenses (OPE)
 - Travel, boarding and lodging at Mathura
 - Equipment to be used by the Consultant like laptop, internet dongle etc.
 - Digital tools/ collaboration platforms deployed by the Consultant
 - Stationery
 - Admin expenses
- Guesthouse-cum-office set-up cost (including space renting, furnishing, equipment, regular maintenance etc.), if required

2.6 Proposed Team

The agency shall have the following professionals as part of its team, either in-house or through a joint venture, for execution of this project.

The list of Key Personnel who will be required during the Project, are as shown below.

SN	Technical Experts	Minimum Qualification	Minimum professional Experience	Experience on Eligible assignment
1.	Senior Urban Planner	Postgraduate in Urban and Regional Planning/ Urban Planning / Town and Country Planning/ Town Planning	07 years	Expert should have experience of minimum one urban planning assignment of an area not less than 40 Ha. Experience of working on a Town Planning preferable.
2.	Infrastructure Planning Expert	Postgraduate in Infrastructure Planning / Engineering OR	07 Years	Expert should have experience of minimum two

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SN	Technical Experts	Minimum Qualification	Minimum professional Experience	Experience on Eligible assignment
		Postgraduate in Planning with graduation in Civil/ Infrastructure Engineering		Infrastructure planning, designing and implementation of urban planning assignments of an area not less than 40 Ha
3.	Urban Designer	Postgraduate in Urban Design OR Postgraduate in Planning with graduation in Architecture.	05 Years	Expert should have experience of minimum one urban designer assignment of relevant project.
4.	GIS Expert	Qualified professional with degree/ diploma certificate in GIS / Remote Sensing.	05 Years	Expert should have experience of image processing, mapping, data base creation & analysis in GIS, and data management with AutoCAD and other platforms

Consultant will have to deploy additional expert/s from relevant fields during the contract period other than mentioned in the EOI as per the requirement of the project as per the directions from VDA from time to time

Note:

- Consultant shall have to depute a 3-member team comprising of a Senior Planner, Junior Planner and AutoCAD technician at VDA for the duration of the project.
- Age of the Key Personnel proposed should not be more than 65 (sixty-five) Years on the last day of submission of proposal.
- The Authority reserves the right to ask for the details regarding the proof of age, qualification, experience and association of the Key Personnel with the firm.
- The Key Personnel proposed above should be available for presentations/ discussions/ meetings with the Authority.
- A summary of experience (in one page) is to be provided by the consultant for each of the Key Personnel.
- The consultant may propose deploy additional manpower for the project as they may feel necessary. However, the CV's of only the above-mentioned experts shall be used for the purpose of evaluation.
- At any given time during the course of the assignment, at least 3 key personnel should be available on site, including the Team Leader and the Senior Urban Planner.
- VDA will not consider any substitution of Key Personnel, except under compelling circumstances beyond the control of the Consultant and the concerned Key Personnel. Any such substitution shall be subject to prior written approval of VDA. In the event of substitution, a penalty of 0.1% of quoted value per replacement shall be imposed. The replacement resource must have qualifications and experience equal to or better than the originally proposed personnel.

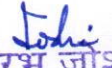
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- The details of experience of experts mentioned above are given in the Format attached as Annexure 1 of the document.

2.7 Monitoring and Evaluation

VDA shall schedule meeting weekly to monitor and evaluate the works of the vendor.


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3 Evaluation of EOIs

The Applicants are advised to study the EOI document carefully. Submission of proposals shall be deemed to have been done after careful study and examination of the EOI document with full understanding of its implications. This section provides general information about the Issuer (i.e. Authority), important dates and addresses and the overall eligibility criteria for the applicants.

The EOI's will be evaluated for comprehensive understanding of capability and methodology to undertake the scope of work by the participants based on detailed writeup about the Applicant's plan and approach for this engagement. All the eligible participants of the EOI will be called for a presentation at the office of Varanasi Development Authority.

- a. Applicants are advised to study all instructions, forms, requirements, and other information in the EOI documents carefully and visit the site as well. Submission of the proposal shall be deemed to be done after careful study and examination of the EOI document with full understanding of its implications.
- b. The response to this EOI should be full and complete in all respects. Failure to furnish all information required by the EOI documents or submission of a proposal not substantially responsive to this document will be at the applicant's risk and may result in rejection of its Proposal.

3.1 Issuer

Varanasi Development Authority ("the Authority") invites Expression of Interest (EOI) proposals for "Selection of consultant for preparation of Detailed Layout Plan, Detailed Design and Project Management of all project components of Kashi sports city township in Ganjari, Varanasi"

3.2 Right to Terminate

The Authority may terminate the EOI process at any time and without assigning any reason. The Authority makes no commitments, express or implied, that this process will result in a business transaction with anyone. This EOI does not constitute an offer by the Authority.

3.3 Submission of Responses

The Proposals shall be submitted offline to Shri Prabhat Kumar, Town Planner, Varanasi Development Authority, E-mail: vdavaranasi@gmail.com, Address: Raja Uday Pratap Marg, Panna Lal Park, Varanasi, Uttar Pradesh 221002 portal by 16:00 Hrs by 06/02/2026.

Proposals shall consist of supporting proofs and documents as defined in the eligible section and other details. Applicant shall submit all the required documents as mentioned in the annexure including various templates (Form 1 to Form 5). It should be ensured that various formats mentioned in this Eoi should be adhered to and no changes in the format should be done.


Proposal should clearly indicate the name, address, telephone number, Email ID and fax number of the Applicant.

The proposal should be page numbered, must contain the list of contents with page numbers and each page shall be initiated by the Authorized Representative of the Applicant.

3.4 Evaluation Process

The Authority will constitute an Evaluation Committee to evaluate the responses of the applicants.

The Evaluation Committee constituted by the Authority shall evaluate the responses to the EOI and all supporting documents & documentary evidence. Inability to submit requisite supporting documents or documentary evidence, may lead to rejection of the EOI Proposal.



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Each of the responses shall be evaluated to validate compliance of the applicants according to the Eligibility criteria, Forms and the supporting documents specified in this document.

The decision of the Evaluation Committee in the evaluation of responses to the Expression of Interest shall be final. No correspondence will be entertained outside the evaluation process of the Committee.

The Proposal Evaluation Committee may ask for additional presentations / meetings with the applicants to evaluate its suitability for the services. The Proposal Evaluation Committee reserves the right to reject any or all proposals.


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4 Formats for Submission

The applicants are expected to respond to the EOI using the forms given in this section and all documents supporting Pre-Qualification / EOI Criteria.

Proposal/Pre-Qualification proposal shall comprise of following forms:

Form 1: EOI Submission Form

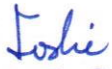
Form 2: Details of Applicant's Entity

Form 3: Curriculum Vitae of Technical Personnel

Form 4: Approach and methodology

Form 5: Financial proposal

Note: The shortlisted applicant will be asked to make a presentation to the Evaluation Committee on the plan & approach to undertake the scope of services and experience in execution of projects of similar size.


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4.1 Form 1: EOI Submission Form

(On the letterhead of applicant)

Covering Letter with Correspondence Details

<Location, Date>

To

<Name of the Nodal Officer>

<Address of the Nodal Agency>

Dear Sir/Madam,

We, the undersigned, express our interest in "Selection of consultant for preparation of Detailed Layout Plan, Detailed Design and Project Management of all project components of Kashi sports city township in Ganjari, Varanasi". Our correspondence details with regard to this EOI are:

No	Information	Details
	Name, designation, contact and address of the person to whom, all references shall be made, regarding this EOI.	
	Email ID	
	Website URL of the Company profile	

We are hereby submitting our Expression of Interest on e-tender portal. We understand you are not bound to accept any proposal you receive.

We fully understand and agree to comply that on verification, if any of the information provided here is found to be misleading the short-listing process or unduly favours our entity in the short-listing process, we are liable to be dismissed from the EOI selection process or termination of the contract during the project.

We agree to abide by the conditions set forth in this EOI.

We hereby declare that our proposal submitted in response to this EOI is made in good faith and the information contained is true and correct to the best of our knowledge and belief.


Sincerely,


<Applicant's Name with seal>

Name: <<Insert Name of Contact>>

Title: <<Insert Name of Contact>>

Signature: <<Insert Signature>>


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
4.2 Form 2: Details of Applicant's Entity

If any of the information sought below is not applicable to the applicant, please indicate the same.

S. No.	Information Sought	Details
A	Name and address of the Applicant	
B	In Authority status of the entity (public limited / private limited, partnership firm etc.)	
C	Year of Establishment	
D	Date of registration	
E	ROC Reference No. / Registration Ref No.	
F	Details of entity registration	
G	Details of registration with appropriate authorities for service tax / GST / PAN Card / any other exemption certificate	
H	Name, Address, email, Phone nos. and Mobile Number of Contact Person	

Detailed experience & project execution capability (to be mentioned by applicant in the format given below)

Assignment name:	Approx. value of the work:
Country:	Duration of assignment (months or years):
City:	
Name of Client:	Total No. of staff-months of the assignment:
Status : On-going / completed	
Name of associated Consultants, if any:	Name of senior professional staff of your entity involved and functions performed (indicate most significant profiles such as Project Director/Coordinator, Team Leader):
Narrative description of Project:	
Description of Actual Services Provided by your staff:	
Firm's Name:	


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महायक नगर नियोजक


नगर नियोजक
वाराणसी विकास प्राधिकरण

4.3 Form 3: Curriculum Vitae of Technical Personnel

Name of Consultant:

Name of Staff:

Present Position:

Profession:

Date of Birth:

Year with Consultant/ Firm:

Nationality:

Membership with Professional Bodies:

Key Qualifications:

(Give an outline of staff member's experience and training most pertinent to take on assignment. Describe degree of responsibility held by staff member on relevant previous assignment and give dates and locations. Use upto half page)

Education:

(Summarize college/ University and other specialized education of staff member, giving name of the institution attended with dates and degree obtained. Use up to half page)

Employment Record:

(Starting with present position, list in relevant order and every employment held. List all the positions held by staff member since graduation/post-graduation giving dates name of employed organization, title of position held and location of assignment. For experience in last ten years, also give type of activities performed and client references, where appropriate, use up to one page)

Languages:

(Indicate proficiency in speaking, reading and writing of each language by "Excellent" "Good" "Fair" and "Poor")

Certification:

I, the undersigned certify that to the best of my knowledge and belief, this bio-data correctly describe myself, my qualifications and my experience and also, I give my consent to work on the proposed project with the company for the entire project period.

Signature of Staff member

Date:

Place:

Note: Use additional sheets if required.


Sohi
सौरभ जोशी
अध्यक्ष नगर निरीक्षण


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नगर नियोजक
कराणसी विकास प्राधिकरण

4.4 Form 4: Approach and methodology

Technical approach, methodology and activity plan are key components of the EoI Proposal. You are suggested to present your approach and methodology divided into the following sections:

- Technical Approach and Methodology. In this section you should explain methodology for carrying out the activities and obtaining the expected output. You should highlight the activities in cognizance with the scope of work, especially the preparation of Detailed Layout Plan, Detailed Design and Project Management of Townships.
- Work Plan. In this section you should propose the activity plan & break down of activities for execution of the assignment.
- Innovative ways of working/Value Proposition for all the sites.
- Suggestion and support required from the Authority.


सौरभ जोशी
सहायक नगर नियोजक


नगर नियोजक
नगरपालिका विकास प्राधिकरण

4.5 Form 5: Financial Proposal

(The bidder must submit this form on their letter head duly signed and stamped.)

[Date]

To: [Name and address of Client]

Subject: Financial proposal

Reference: Selection of consultant for preparation of Detailed Layout Plan, Detailed Design and Project Management of all project components of Kashi Sports City Township in Ganjari, Varanasi

We hereby quote for the client of the consultancy specified in the EOI at a lumpsum cost (exclusive of GST/taxes) of INR _____ / per Hectare- (Amount in Numbers and Words).

The Financial Proposal by the bidder must contain of single rate i.e., rate per hectare. This rate should be for the services/consultancy provided for preparation of Master plan, Detailed Design and Management. We understand that authority may allot additional area for the similar scope of work based on the financial quote submitted by us.

The financial proposal submitted is unconditional and fulfils all the requirements of the EOI document. Provisions for GST and reimbursable expenses shall be as per the terms stated in the EOI. Our Financial Proposal shall be binding upon us up to expiration of the validity period of the proposal. We understand the Client is not bound to accept any proposal that is received. During the project execution, necessary resource augmentation may be undertaken by the Authority on the actual requirement at the above rates discovered through this tendering process with an intimation of the requirement to the selected Applicant, one month prior to the deployment date.

Dear Sirs,


Yours sincerely,

Signature and Name of the Authorised Person

NAME OF THE BIDDER AND SEAL

<In sealed envelope>


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नगर नियोजक
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