



Ghaziabad Development Authority (GDA)

Expression of Interest (Eoi)

For

**Consultancy Services for In-Situ Redevelopment of Tulsi Niketan
Scheme – From Concept to Commencement, Ghaziabad
Development Authority**

July 2025

Issued by:

Ghaziabad Development Authority

Vikas Path, Near Old Bus Stand,
Ghaziabad, Uttar Pradesh, 201001

Disclaimer

This Expression of Interest (EoI) for the " Consultancy Services for In-Situ Redevelopment of Tulsi Niketan Scheme – From Concept to Commencement, Ghaziabad Development Authority" (hereinafter referred to as 'the Project'). Its primary objective is to provide potential bidders with concise details about the Project and outline the scope of work involved. The primary goal of this EoI is to gather insights, feedback, and interest from prospective bidders. This EoI aims to understand the capabilities, innovative approaches, and suggestions from potential developers to ensure the successful planning, structuring, and execution of the project, while maximizing value for all stakeholders.

The information in this bid document, provided to the Bidder(s) by or on behalf of the GDA, is made available under the terms and conditions outlined in this bid document, as well as any other applicable terms and conditions.

GDA may, in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information in this bid document.

GDA reserves the right not to proceed with the project, to alter the timetable reflected in this document, or to change the process or procedure to be applied. It also reserves the right to decline to discuss the Project further with any party submitting a proposal. No reimbursement of cost of any type will be paid to persons, entities, or consortiums submitting a Proposal.

Data Sheet

S. No.	Particulars	Details
1	Name of Project	EoI for Consultancy Services for In-Situ Redevelopment of Tulsi Niketan Scheme – From Concept to Commencement, Ghaziabad Development Authority
2	Authority's Project Representative	Chief Engineer, Engineering Department, Ghaziabad Development Authority Vikas Path, Near Old Bus Stand, Ghaziabad, Uttar Pradesh, 201001 Email ID: secgda@gmail.com Website: https://gdaghaziabad.in/
3	Proposal Submission Start Date	25.07.2025, 11:00 AM (IST)
4	Last date for submitting response	08.08.2025, (05:00 PM IST). All interested participants are requested to send their documents and presentation to Email.id secgda@gmail.com and submit hard copies on the presentation date
5	Presentation Date	To be communicated via email
6	Response validity duration	90 days from the Last date of submission
7	EOI fee	INR 10,000 in the form of Demand Draft (DD) in favour of Ghaziabad Development Authority. Scan copy of DD to be submitted along with other documents over email and original to be submitted at the time of presentation.

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1. Invitation for Expression of Interest

The Ghaziabad Development Authority (“GDA” or “the Authority”) invites Expression of Interest (EoI) for “Consultancy Services for In-Situ Redevelopment of Tulsi Niketan Scheme – From Concept to Commencement, Ghaziabad Development Authority” (“the Project”). Interested Bidders can download the document from the website <https://gdaghaziabad.in/> and submit their “Expression of Interest” in the formats duly filled and signed with required enclosures, via email superscribed “Redevelopment Project of Tulsi Niketan Scheme, Ghaziabad”.

2. Key Instructions

Interested Bidders should make note of the following key points:

- a) This EoI invitation document is not a Tender or Request for Proposal in any form and would not be binding on GDA in any manner whatsoever.
- b) GDA reserves the right to cancel the EoI invitation as a whole or in part without assigning any reasons.
- c) The Bidders 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.
- d) GDA encourages interested bidders to contact the Engineering Department for any query.
- e) GDA 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.
- f) Bidders 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.
- g) The key dates and information for the Project are given in EoI Datasheet.

3. Introduction: Redevelopment of Tulsi Niketan Scheme

The Tulsi Niketan Redevelopment Project is an in-situ housing redevelopment initiative by Ghaziabad Development Authority (GDA) to transform the Tulsi Niketan Housing Scheme, which was developed around 35 years ago in 1989-90. The existing Economically Weaker Sections (EWS) and Low-Income Group (LIG) units along with shops have deteriorated significantly and are no longer structurally safe or adequate for modern urban living standards.

Recognising the need for safe, hygienic, and inclusive housing, GDA proposes to undertake this redevelopment project. The project will be implemented in accordance with the Uttar Pradesh Urban Planning and Development Act, 1973, the National Building Code (NBC), Model Building Construction and Development Byelaws and Model Zoning Regulations for Development Authorities of Uttar Pradesh, 2025, and relevant government orders and all applicable statutory guidelines.

The redevelopment will ensure that existing eligible households are resettled in-situ with improved infrastructure and amenities while unlocking the economic potential of the site through incentive sale of additional built-up area.

3.1. Objective

The primary objective of the redevelopment project is to provide safe, hygienic, and modern housing to eligible EWS, LIG households and also redevelopment of dilapidated shops

ensuring that displaced residents are resettled in situ. Additionally, the project aims to unlock the commercial potential of the site for malls/ shopping complex, etc. It is also intended to generate additional funds by sale of additional built-up area, other than that required for rehabilitation of existing residents to generate the required funds to support the cost of redevelopment and related infrastructure.

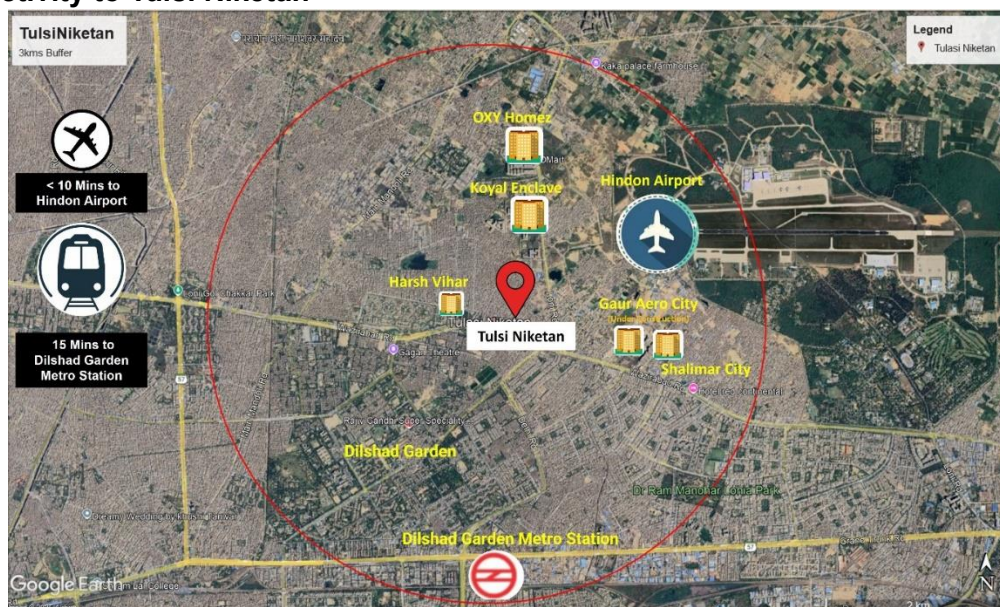
The redevelopment will contribute to improved urban aesthetics, better social integration, and strengthened civic amenities, aligning with broader policy goals under the Government of Uttar Pradesh's urban renewal programs.

Location: The Tulsi Niketan scheme is strategically located on the border of Delhi and Uttar Pradesh. It is well connected to Wazirabad Road in the south, Som Bazaar Road in the north, and Tulsi Niketan Road in the west, ensuring easy access to key urban centers and transportation networks.

Location map of Tulsi Niketan



Connectivity to Tulsi Niketan



Brief particulars of the Project are as follows:

The Scheme comprises various types of plots and buildings, including 288 units of LIG and 2004 units of EWS. Additionally, there are 60 shops, above which 18 halls were originally

EoI for Consultancy Services for In-Situ Redevelopment of Tulsi Niketan Scheme – From Concept to Commencement, Ghaziabad Development Authority

constructed. The Scheme also includes a community center plot, a dispensary plot, a commercial plot, a hospital, one Group Housing plot (GH-1), a school plot, and 8 parks, contributing to the social and civic infrastructure of the area.

- Total Tulsi Niketan Scheme Area: 7.5085 Ha
- Approximately 61,043.07 sq.m of existing EWS and LIG housing area.
 - Approximately built-up area: 27500 Sq.M
 - Built-up area for EWS for one unit- Approximately 31.40
 - Built-up area for LIG for one unit- Approximately 63.75
- Land Sold out: 8083.39 Sq.m
- Identified vacant land parcels totalling about 5,958.4 sq.m, comprising:

Ownership details of these plots mentioned in below table:

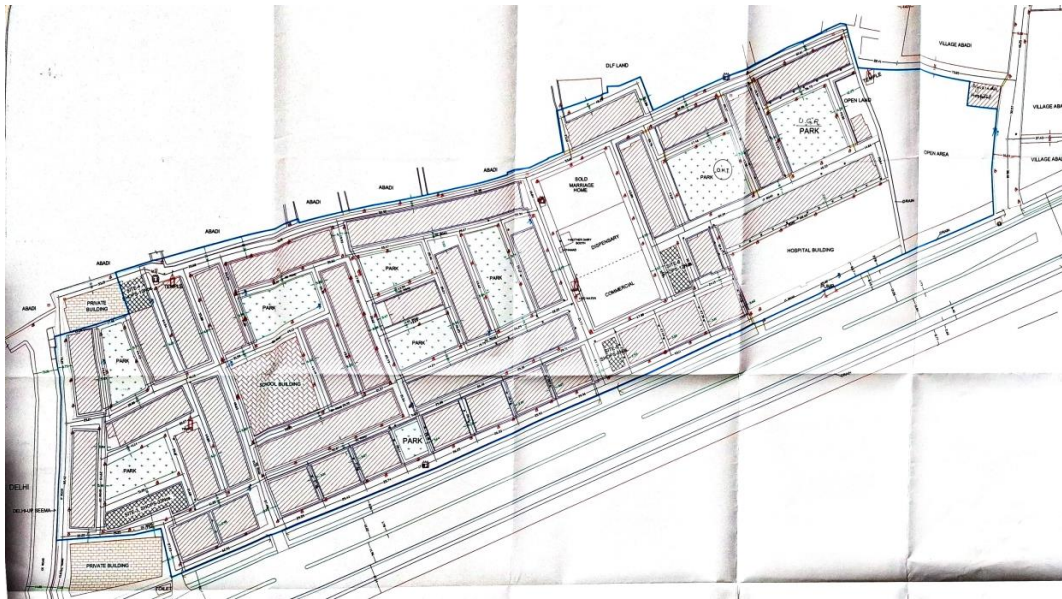
Table 1 Plot Details in Tulsi Niketan

Sr. no	Type of plot	No. of plots	No. of plots allotted/Sold	No. of vacant plots	Approximately Area sq.m
1	Community center plot	1	1	-	1236.75
2	Dispensary plot	1	-	1	1,194.06
3	Commercial plot	1	-	1	1,221.48
4	Hospital	1	1	-	3178.74
5	Group housing plot (GH-1)	1	-	1	3,543
6	School plot	1	1	-	1723.27
7	Ayurvedic Hospital	1	1	-	1844.63

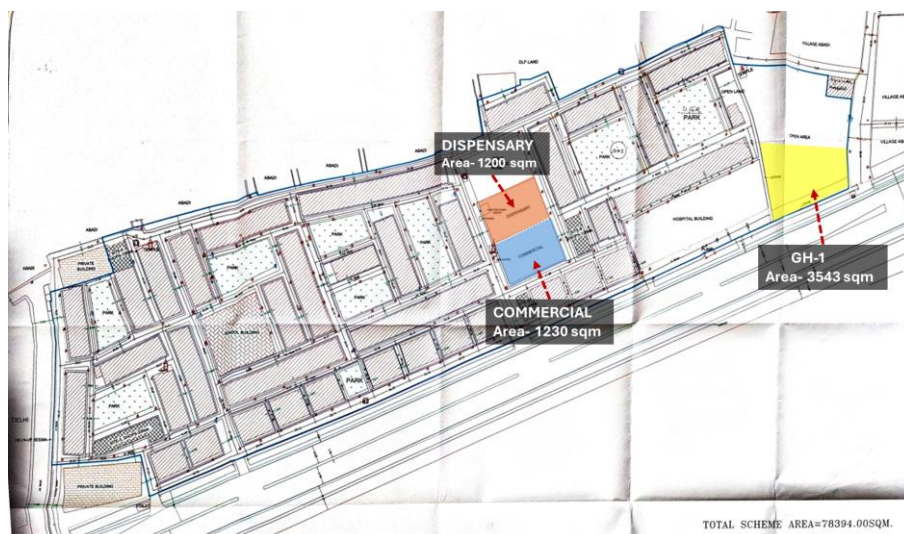
Existing Housing Condition of Tulsi Niketan (Some dilapidated houses pictures)



Existing Layout of Tulsi Niketan



Vacant Land Parcels in Tulsi Niketan



3.2. Scope of Work

The terms and conditions of entrusting the Projects for development of GDAs land parcels to Selected bidder as Executing/Implementing Agency on behalf of GDA are as follow-

Concept to commencement of in-situ Redevelopment refers to the comprehensive project development lifecycle that spans from initial idea generation to the formal start and execution of construction, marketing of BUA. It includes project inception activities such as site assessment, stakeholder consultations, and vision formulation; detailed pre-feasibility studies covering technical, financial, social, and environmental aspects; preparation of preliminary and detailed designs; DPR formulation with cost estimates and implementation planning; securing statutory approvals; managing bid processes; financial structuring; and demolition planning. It also involves ensuring site readiness, facilitating handover, providing pre-execution project management support, and maintaining continuous reporting. Additionally, it encompasses

project marketing, publicity, marketing and sales support to ensure successful positioning and launch of the project.

3.2.1. Project Planning & Detailed Project Report

- a) The development planning of the land parcel shall be as per the town planning norms of Uttar Pradesh. Selected bidder will carry out the master planning and other development planning of various commercial (office/retail) spaces, residential spaces or combination of both in accordance with the applicable development norms.
- b) Based on the planning, selected bidder shall prepare preliminary estimates on prevailing Schedule of Rates (SoR)/ Delhi Schedule of Rates (DSR) 2023 plinth area rates (wherever applicable) enhanced by applicable cost index/ market rate cost etc. as per standard methods. The Cost estimate shall include provision for escalation and contingency as per DSC norms.
- c) Simultaneously, detailed feasibility study shall be conducted by selected bidder by themselves/through a reputed property consultant on Project viability. The total cost of the Project shall be met from sale of commercial built up areas (BUA), residential BUAs or the combination thereof. Based on the feasibility reports a detailed Project report (DPR) shall be prepared based on cost and revenue plan for approval of client.
- d) Based on approved development plan & cost revenue plan, selected bidder shall prepare further detailed estimates, architectural design & drawings and service drawings required for execution of the Project.

3.2.2. Fund generation

Selected Bidder shall generate funds through either one of all or in combination of following model as per approved DPR and on approval of EC:

- A. In case of Free Hold Land Parcels:
 - Fund generation through the Free Hold sale of part or full BUA (Built-up Area) to be conducted in phases as decided by selected bidder in the best interest of project for maximizing the gain.
 - Fund generation by Free Hold sale of land parcel(s).
- B. In case of Lease Hold Land:
 - Fund generation by charging gross long-term lease (say 30/60/90 years) for the full or part BUA. Payment schedule/instalment linked with Construction based Milestone to be decided by selected bidder.

Sale Process

- a) The sale of BUA shall be conducted in phases, through transparent e-bidding system / draw of lots on fixed prices/ first come first serve basis or directly to Government departments, private entities/individual, etc. as decided by GDA and Selected bidder in the best interest of Project.
- b) Built up areas shall be offered for sale at unit prices as approved by the Empowered Committee (EC).

3.2.3. Empowered Committee (EC)

A Committee under chairmanship of Vice Chairman, Ghaziabad Development Authority and comprising three members from GDA and two members Selected Bidder (the “Empowered Committee”) would monitor the implementation of Project and accord necessary approval for design, change in designs, estimates, deviations, escalation, timelines, unit sale prices of BUAs, etc. The Empowered Committee shall also review the status of Project Account (as per clause 3.2.5) on quarterly basis or as desired by the Chairman of the Empowered Committee. Empowered Committee will devise a format for operating the Project Account and institute a proper mechanism for its operation and audit of Project account. Empowered Committee will also decide the amount of initial fund requirement. EC will be formulated within 15 days of signing of this Agreement by GDA with selected bidder.

3.2.4. Actual Project Cost

The total Project cost shall be inclusive of, but not limited to, Costs incurred during Resettlement and Rehabilitation (R&R) process, the cost of construction, site development, payment to the local bodies/ statutory authorities, towards obtaining permissions, approvals, NOCs, vetting of DPRs, third parties for auction, sale administration & referee, applicable taxes & duties, Escalation costs, fees of the external third party referee appointed by selected bidder, fees of sub consultants, of legal cost & expenses and other contingent expenditure as per DSC norms and selected bidder Project management consultancy fee including marketing of BUA (“PMC Fee”) & inclusive of all applicable taxes except GST.

Any amounts payable pursuant to any arbitration award(s) or decree of a court in favour of the contractor(s) appointed by selected bidder shall be borne from the Project Account. However, selected bidder shall not charge the PMC Fee in relation to such contractor(s) where such arbitration award(s) or decree of the court is in the favour of the contractor(s).

All liabilities arising out of any court decree or arbitration award and /or any costs pursuant to the direction of any court/tribunal /statutory body and/or any other legal costs including but not limited to the attorneys’ fees including for obtaining any legal opinion, filing of pleadings etc. for the purpose of initiating on behalf of, or defending, itself in any suit or arbitration, in respect of any dispute arising in relation to any Project including any works done or to be done and/or freeing the site of all encumbrances and/or charges.

Note:

1. GDA intends to recover its investment in the project, at minimum on a break-even basis. While GDA does not seek to generate profit, it also must not incur any financial loss.
2. The selected bidder shall recover the construction cost of a fixed number of redevelopment units of LIG, EWS, and commercial shops. The bidder shall generate returns through the sale of additional constructed residential and commercial units in the open market.
3. The bidder shall also leverage the value of the freehold land available at Tulsi Niketan and recover its cost as extra

3.2.5. Fund Management

- a) The entire sale proceeds of Built-up areas shall be deposited in a dedicated Project account to be opened & operated by GDA in a selected nationalized bank/Scheduled Commercial bank, as decided by the Empowered Committee.
- b) GDA shall arrange the initial funds for project initiation. All such funds shall be deposited in the project account and subsequently released to the selected bidder/contractor upon approval of EC.
- c) As and when required, necessary funds from the project Account to the selected bidder account shall be transferred based on request raised by selected bidder with the approval of EC.
- d) Selected bidder will incur all expenditure related to Project implementation, including consultancy fee from the Project account and submit periodic details to EC.
- e) Surplus funds if any available in the Project account after finalization of the accounts will flow to GDA as per decision of Empowered Committee. No share shall be payable to the bidder from the remaining amount in the project account, except for the actual cost of the project and the PMC fee.
- f) Income accrued on demolition and construction waste (bricks, iron, wood and others) from existing buildings. if any, shall be credited into the project Account. The interest accrued thereon shall also be credited to the project Account.

3.2.6. Project Duration

The Prefeasibility study, Detail project report, Rehabilitation, Construction / development would be expected to complete in a phased manner within a period of 4 years from the date of Agreement. The date of commencement of construction of Project shall be from the date of approval of drawings by statutory authorities / local bodies / RERA / EIA and handing over of hindrance free land by GDA, whichever is later. As sale is dependent on market conditions, in order to achieve maximum monetary gain, selected bidder will make earnest effort to adhere to the timelines. Accordingly, the timelines will be extended by the Empowered Committee (EC).

3.2.7. Project Execution

- Selected bidder shall invite/ facilitate GDA to invite open tenders or tenders from the short listed pre-qualified contractors/agencies specifying prequalification criteria for different packages for execution of the Project. The tenders/bids received shall be evaluated against the qualification criteria and those bids which meet the tender qualification criteria will be termed as technically qualified. Price bid of only technically qualified bidders will be opened, and work shall be awarded to the lowest bidder. Selected bidder will award the works on EPC (turnkey/design & Build) / item rate contract, wherever possible. Contractor will raise invoices to selected bidder. Based on contractor's bill, selected bidder will raise Tax invoice to GDA.
- In case the selected bidder is a private entity, GDA will invite tenders. In case the selected bidder is a PSU or any government undertaking, they can invite bids on behalf of GDA.
- A third-party referee will be engaged by Selected bidder within the Project cost to provide quality and safety assurance and conformity to specifications and other parameters. Alternatively, the Consultant/ Vendor already hired by GDA will oversee quality of the rehabilitation and reconstruction related buildings.

- Selected bidder must incorporate advanced state of art technologies during construction, minimizing the pollution hazard, improving quality and reducing the overall completion timelines.
- Selected bidder shall maintain separate books of account for the Project and all expenditure shall be booked to this Project account.
- The design of the proposed development/construction should keep in view elements/features of universal design so as to be user-friendly for disabled persons and accessibility features for differently able persons.
- All payments required for commencement, execution and completion shall be made exclusively through the Project account.
- All costs incurred in the project need to be approved and released after approval of EC.

3.2.8. Payment terms and Schedule

Table 2 Indicative Payment Schedule Based on Total Quoted Consultancy Fee

Sl. No.	Stage of Payment	Timeline	% of Total Quoted Fee	Remarks
1	Advance/ Seed money 10 Lakhs rupees	T+15 days	-	Will be adjusted in the quoted PMC fee
1	Prefeasibility study	T+ 1 month	-	Submission of prefeasibility study
2	On completion of designs and finalization of DPR	T+ 3 months	15 %	Payable on design & DPR Approval
3	On Commencement of construction	T+ 6 months	15%	Payable upon commencement certificate by client
4	During execution of work (pro-rata basis in 6 stages)	T + 38 months	60 %	Payable progressively during project implementation will be decided by EC
5	Final Bill payment	-	10 %	Handover the site to GDA post rehabilitation and redevelopment

Note:

- "T" stands for signing of the Agreement.
- Selected bidder shall be paid actual costs incurred on property feasibility studies, architectural planning & designing, other actual costs, and selected bidder's actual overhead expenses in case the project is found to be not feasible and also does not take off at any stage due to any reason, after signing of the agreement.

- GDA reserves the right to terminate the project at any stage by providing 15 days' prior notice at its sole discretion.
- The **actual fee percentage** is to be quoted by the bidder as a single figure.
- In case any demolition and dismantling, bulk infrastructure development works to be done on land parcels of Tulsi Niketan scheme, then the same actual cost shall be paid to selected bidder.
- The Selected bidder shall provide periodic progress reports to GDA and make presentations to the Authority at each key milestone.
- The Goods and Service Tax (GST) and applicable cess and surcharges, etc. as applicable shall be payable to selected bidder separately as applicable on the PMC.
- Selected bidder has been appointed as PMC, raise invoices to GDA.

3.3. Role of GDA

- i. GDA shall handover the identified land parcel free from all encumbrance and encroachment to selected bidder. Selected bidder shall not be liable for any encumbrance or encroachment related litigation or costs over and above the agreed upon fee which may arise out of the identified land parcels/properties.
- ii. Necessary shifting of existing occupants if any will be undertaken by the selected bidder and GDA. Selected bidder shall inform client in writing of the existing building/occupants which are required to be cleared one month in advance.
- iii. GDA being the landowner, will act as developer/promoter for implementation of the projects and shall be responsible for the allotment/handing over of saleable BUAs after completion of project.
- iv. GDA will facilitate the change of land use (if required) to facilitate the development on self-sustainable model. GDA shall provide timely approval for development scheme including the cost and revenue plan, preliminary estimate and detailed cost estimate etc.
- v. GDA shall provide all assistance where necessary for approvals required from the local /statutory bodies.

3.4. Role of selected bidder/Implementing Agency:

Selected bidder would be implementing the Project from concept till the commissioning. The Selected Bidder would be rendering all the services both for pre-constructional activities and post constructional activities as follows:

- i. Pre-constructional activities such as preparation of prefeasibility study, preliminary plans, preparation of preliminary estimate & approvals from statutory bodies & local bodies, obtaining all pre-construction clearances/approvals from respective authorities.
- ii. Selected bidder shall take all necessary efforts for undertaking the Resettlement and Rehabilitation (R&R) process for shifting of the habitants from the site at the earliest. GDA shall provide full support to selected bidder during the R&R process. Seed capital fund shall be given by GDA.
- iii. Filing application for RERA registration on behalf of GDA.
- iv. Construction stage consists of obtaining approval for design/drawing of the layout plan, execution of work in phases to account for rehabilitation, supervision of work, testing & commissioning, maintenance of all documents & records, handling disputes/litigation, if any, during construction stages, all audits by government

agencies, implementation of labour laws, and adherence to IS codes, National Building Codes, etc.. The GDA shall provide relevant support in obtaining such approvals.

- v. Post construction activities consist of obtaining completion certificate from local bodies/authority including fire clearance, facilitation of handing over of the Project on completion from the GDA to the allottees/buyers, settlement of accounts, handling of disputes/litigation, if any, with the agencies/contractors engaged for the construction, and all such activities which the EC may recommend/suggest.
- vi. Selected bidder shall ensure that the land is used only for the purpose for which they have been handed over and not for any other purpose.
- vii. Selected bidder shall execute the Project only after getting building plans approved as per the statutory requirements and after approval of design by the Empowered Committee.
- viii. Selected bidder shall obtain environmental clearances for the redevelopment works wherever required.
- ix. Selected bidder shall incorporate green building features, rainwater harvesting system, energy efficient building features, water conservation, sewage/effluent treatment/recycling/disposal, solid waste management, dedicated vehicle parking, green belt etc. as per conditions stipulated in environmental clearance. The construction and demolition waste if any shall be disposed of in accordance with the provisions of new Construction and Demolition Waste Management Rules, 2016 as amended from time to time.
- x. Selected bidder shall handover the completed structures and services along with inventory of fixtures to the GDA or any other GDA nominated agency upon its completion.
- xi. Selected bidder shall not be liable to pay any property tax or other taxes, rents, charges, claims (past or future) in respect of properties developed for the Project on the corresponding land.

3.5. Other Terms and Conditions

- i. The detailed planning of the Project development will seek to integrate the infrastructure requirements of the surrounding areas. Sale of commercial/Residential areas should aim at giving maximum benefits to the GDA.
- ii. Selected bidder shall provide a copy of the draft sale agreement to be executed between GDA and buyers consisting detailed terms and conditions of sale and the EC. Selected bidder agrees that the GDA may stipulate additional terms in the sale agreement as it may deem fit.
- iii. Selected bidder shall clearly specify in the sale deed that the purchaser has rights only on the specific BUA purchased by him and any future enhanced FAR including redevelopment rights (over land and built up spaces sold) that may come about in future, shall remain with GDA and that the GDA would have exclusive development rights over any enhanced FAR provided by the development control norms in future.
- iv. The Sale deed shall be signed between the land-owning agency i.e. GDA and the buyer. The stamp duty and all other charges/expenses in connection with the sale deeds / documents of the space will exclusively be borne by space buyer on rates prevailing at the time of registration of the sale deed. Alternatively, GDA can approach the State Govt to evaluate possibility of exemption from stamp duty on such redevelopment.
- v. Selected Bidder shall submit quarterly returns of the physical and financial progress of the Projects to client in the format prescribed by the Empowered Committee/GDA.
- vi. The nominee of GDA may at any time inspect the construction site/land and premises.

- vii. Selected bidder shall not unreasonably disallow such nominees of the GDA from such inspection of the construction site, and it shall instruct its contractors and subcontractors in this regard.
- viii. The GDA shall give prior written information of such inspections including details of the nominated person for such inspection.
- ix. All liabilities arising out of any court decree or arbitration award and/or any additional costs transpiring due to the direction of any court/tribunal/statutory body and/or any other legal costs in any suit or arbitration, in respect of any dispute arising out of the Project development shall form part of the actual Project cost.
- x. Selected Bidder shall employ contractors and subcontractors in respect to the construction and other activities, as it may deem fit.
- xi. The GDA shall act as developer/Promoter for implementation of the project as per provision of Real Estate Regulation & Development Act (wherever required). However, selected bidder shall assist the GDA in obtaining the registration number from Real Estate Regulation & Development Authority.

4. Eligibility Criteria

Registration details

#	Eligibility conditions	Documentary Evidence
1	The bidder must be a government, semi-government, public sector undertaking (PSU), or a company incorporated under the Companies Act, 1956/2013.	1. Self-certified copy of Certificate of Incorporation/ Registration OR Partnership Deed/ Bylaw, as applicable, issued by the Registrar of Companies, along with Memorandum & Articles of Association and full address of the registered office. 2. Copy of self-certified PAN card
2	The Bidder must have a valid Goods and Service Tax (GST) registration in India.	Copy of self-certified GST registration certificate. Power of Attorney/Board Resolution authorizing signatory

Financial Eligibility

#	Eligibility conditions	Documentary Evidence
1	The Bidder must have a minimum average annual turnover of at least INR 225 Crore during the last three (3) financial years (2021-22, 2022-23, 2023-24).	Audited financial statements (comprising Balance Sheets, Profit & Loss Statements, and supporting documents) certified by a Chartered Accountant with UDIN number.
2	The Bidder must demonstrate positive net worth in each of the last three (3) financial years (2021-22, 2022-23, 2023-24).	Statutory Auditor's certificate confirming positive net worth for each year.

Technical Eligibility

#	Eligibility Conditions	Documentary Evidence
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EoI for Consultancy Services for In-Situ Redevelopment of Tulsi Niketan Scheme – From Concept to Commencement, Ghaziabad Development Authority

1	The Bidder must have a minimum of ten (10) years' experience in executing similar large-scale in-situ residential/commercial redevelopment projects in India.	Satisfactory documentary proof such as Work Orders, Completion Certificates, or Contract Agreements showing scope, duration, and value of the project(s).
2	The Bidder must have successfully completed Project Management Consultancy (PMC) services for: Three similar works with an overall project cost of not less than 40% (i.e., approximately ₹300 crores) of the total in-situ redevelopment project OR Two similar works with an overall project cost of not less than 50% (i.e., approximately ₹375 crores) of the total in-situ redevelopment project OR One similar work with an overall project cost of not less than 80% (i.e., approximately ₹600 crores) of the total in-situ redevelopment project. Definition of similar work: Project Management Consultancy (PMC) services for rehabilitation, in-situ redevelopment, and resettlement projects, including mixed-use developments comprising commercial and EWS/LIG residential units, undertaken with Central, State, or Local Government agencies in India within the past five years preceding the bid due date	Work order/Copy of contract agreement/letter of award and any one of the following: <u>Work order and Completion Certificate from client</u> OR - Self- declaration along with a copy work order and agreement showing the details of the scope of work along with proof of Completion certificate
3	Technical Manpower Requirement: The bidder must have a minimum of 300 professionally qualified technical personnel on its regular payroll as in-house staff.	- Summary of staff list signed by the authorized signatory on affidavit. - Valid Degree Certificate of 50 key professional

Other Criteria

#	Criteria	Documentary Evidence
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1.	The Bidder should not have been Barred/Backlisted by the Central Government, any State Government, a statutory authority or a public sector undertaking, as the case may be, from participating in any project, and the bar subsists as on the date of the proposal submission	Undertaking as per Annexure 6
2.	Bidder should have, during the last three years, neither failed to perform on any agreement, as evidenced by imposition of a penalty by an arbitral or judicial authority or a judicial pronouncement or arbitration award against the Bidder, nor been expelled from any project or agreement nor have had any agreement terminated for breach by such Bidder	Undertaking as per Annexure 7

1. Technical Evaluation Marking:

Sr. No.	Criterion	Marking	Documents required
1	Bidder will be marked as per the average annual turnover from last three years i.e.: 2021-22-23 stated in the following:	10 Marks	The Bidder shall enclose with its Application, certificate(s) from its Statutory Auditors stating its total revenues.
	1. Turnover more than 300 Cr	10	
	2. Turnover 225 Cr to < 300 Cr	5	
2	Relevant experience in executing similar Project Management Consultancy (PMC) services for rehabilitation, in-situ redevelopment, and resettlement projects, including mixed-use developments comprising commercial and EWS/LIG residential units, undertaken with Central, State, or Local Government agencies in India	30 marks	Work orders/ Completion certificates from client clearly indicating the scope of work, cost of work, actual date of starting and completion of such work.
	• One Completed Project cost worth of 1000 Cr and More	30	
	• One Completed Project cost worth of 600 Cr and More	20	
	• One Completed Project cost worth of 300 Cr and More	10	
3	<i>Technical Manpower Requirement:</i>	10 Marks	Summary of staff list signed by the authorized signatory on affidavit.
	• More than 400 employees	10	

	300 to 400 employees	5	Valid Degree Certificate of 50 key professional
4	Manpower of the core project team, marked as: Project Head/Urban Planner – 2 marks Finance Expert – 2 marks Structural Engineer – 2 marks Construction Manager/Engineer – 2 marks Legal & Liaison Expert – 1 marks Real-estate Expert – 1 marks	10 Marks	CV of all members
5	Presentation and Interview with the team	30 Marks	Based on presentation
	1. Understanding of the Government's objective; List of activities proposed, plan to operate and manage the facility.	5	
	2. Previous experience of similar projects	5	
	3. Methodology	10	
	4. Project Execution plan	10	
	Total Marks	100	

The evaluation criteria are point/ marks system based as specified in the above section. Each responsive proposal shall be attributed a technical score. The consultants are required to give a presentation on the proposed work plan and methodology in responding to the Scope of Work for which 30 marks are allocated out of 100 marks before evaluation committee. **The technical proposal should score at least 50% i.e., 50 Marks to be considered responsive for Presentation.**

Manpower of the core team Qualification

Experts required for In-situ Redevelopment of Tulsi Niketan			
Sl.No	Position	Prerequisite Qualification	Job Description
1	Urban Planner/Team Leader (01 No.)	Master's degree in urban/Regional Planning with 15+ years of experience in large-scale in-situ housing.	Lead project implementation, stakeholder coordination, and ensure compliance with statutory norms.
2	Finance Expert (1 No.)	Chartered Accountant (CA) with at least 10 years of experience in urban Public-Private Partnership (PPP) structuring and financial modelling.	Manage financial structuring, premium payments, and reporting.

Experts required for In-situ Redevelopment of Tulsi Niketan			
Sl.No	Position	Prerequisite Qualification	Job Description
3	Structural Engineering	Bachelor's and master's in civil engineering and Structural Engineering with 15+ years' experience in urban housing construction.	To assess structural integrity of buildings and design safe, efficient, and code-compliant structural systems for the redevelopment project.
4	Construction Manager/Engineer (1 No.)	Bachelor's or master's in civil engineering/construction management with 15+ years' experience in urban housing construction.	Oversee demolition, construction quality, site safety, and infrastructure delivery.
5	Legal & Liaison Expert (1 No.)	Bachelor's/master's degree in law with 10+ years of experience in real estate/urban redevelopment legal matters.	Handle clearances, title issues, beneficiary documentation, and approvals.
6	Real Estate Expert (1 No.)	Master's degree in real estate/Housing with 10+ years of experience in real estate/urban redevelopment legal matters.	Project viability Marketing of Properties

Note -

- The project team will be available in Ghaziabad as per requirements of GDA for coordination, discussion, reviews.

The proposed roles of the above specialists and their detailed qualification, requirements need to be provided in the CVs. Bidder is also requested to provide self-attested copies of the highest educational degrees of all the core team members. Failing to provide CVs for all core team members may lead to disqualification from the bid in EoI.

4.1. Presentation of Interest

Interested participants are kindly requested to submit their presentations in PDF format to the provided email address. The Presentation can be made in hybrid mode i.e. online & offline (whichever is convenient to the bidder). The presentation should talk about the following aspects.

- Introduction and Company Overview:** An introduction to the bidder, including their background, experience, and expertise in building construction, particularly in redevelopment projects.
- Understanding of the Project:** A clear understanding of the project's objectives, requirements, and scope, demonstrating alignment with the goals of GDA. Experience of any rehabilitation project will be a major plus point.
- Revenue Generation Strategies & Utilization of Infrastructure:** Bidder to propose ideas, concept, etc.

4. **Financial Projections:** Realistic financial projections, including revenue forecasts, cost estimates, and ROI analysis, demonstrating the financial viability of the proposed model.
5. **Timelines, Approach & Methodology for implementing the project**

4.2. Selection Process

The EOI is issued only with a purpose of collection of information from interested parties and to prepare Request for proposal (RFP) document for the project. GDA reserves the right to proceed ahead with the Project. However, the applications received shall be reviewed carefully and interactions with the applicants will be likely scheduled before finalisation of Project terms and conditions.

Annexure 1: Format for Covering Letter

[On the letterhead of applicant]

Date:

To,

Chief Engineer,
Engineering Department,
Ghaziabad Development Authority
Vikas Path, Near Old Bus Stand,
Ghaziabad, Uttar Pradesh, 201001

Sub: Expression of Interest (EOI) for Consultancy Services for In-Situ Redevelopment of Tulsi Niketan Scheme – From Concept to Commencement, Ghaziabad Development Authority

Dear Sir,

With reference to your EOI document dated _____, I/We the undersigned am/are hereby Expressing our Interest in EoI for Consultancy Services for In-Situ Redevelopment of Tulsi Niketan Scheme – From Concept to Commencement, Ghaziabad Development Authority.

I/We understand that based on responses, the Authority shall finalize the concept and other requirements. Further, the issue of this EOI does not imply that the Authority is bound to appoint any applicant, as the case may be, for the Project.

I/We hereby declare that all the information and statements made in this Proposal are true and accept that any misinterpretation contained in it may lead to our disqualification.

(Name and Title of the Signatory)

(In the capacity of)

Company Seal _____

(Name of the Entity): _____

(Registered Address of the Entity): _____

(Email ID): _____

(Contact Number): _____

Annexure 2: Details of the Applicant

[Please capture all relevant information]

S. No.	Particulars	Details
1. (a)	Name of Entity	
(b)	Registered Address	
(c)	Postal Address	
(d)	Telephone / Mobile No.	
(e)	E-Mail Address	
(f)	Type of entity	
(g)	Registration number of Entity	
(h)	PAN No	
(i)	GST Registration No.	
2	Details of individual(s) who shall serve as the point of contact/ communication for	
(a)	Name	
(b)	Designation	
(c)	Company	
(d)	Address	
(e)	Telephone / Mobile No.	
(f)	E-Mail Address	

Annexure 3: Financial Capability

Particulars	Turnover (INR)
2021 – 2022	
2022 – 2023	
2023 – 2024	
<i>Total</i>	<i>Average turnover of three years</i>

Note: Copy of the Audited Balance sheet and ITR duly certified, shall be attached as proofs.

On Behalf of (Name of the Bidder)

Signature of the Authorized Person by CA

Name:

Designation:

Annexure 4: Details of Relevant Works Completed in Last 7 Years

#	Name of Client and Place of Operation (City, State)	Scope of Project	Total Area in Ha	Total Built-up area in sqm	Project Value (INR)	Project Start and End date (MM.YYYY)	Evidence (work order/Agreement copy/LoA)
1							
2							

Annexure 5: Project conceptualization information

S. No.	Particulars	Details
1	Mode of financing	
2	Project Duration	
3	Estimated Project Cost	
4	Financial Capability of Firm	
5	Suggestion for Bid Parameter	
6	Lis of Approval Required for this project	
7	Indicative layout/ Drawing /Concept plan	

Annexure 6: Declaration for non-blacklisting

Declaration for not being barred by the Central Government, any State Government, statutory authority or a public sector

Declaration Letter for “RFP for Consultancy Services for In-Situ Redevelopment of Tulsi Niketan Scheme – From Concept to Commencement, Ghaziabad Development Authority”
(To be printed on Letter Head of the Bidder)

Sir/Madam,

This is to notify you that we (name of the Bidder) intends to submit a proposal in response to hiring Consultancy Firm for In-Situ Redevelopment of Tulsi Niketan Scheme – From Concept to Commencement, Ghaziabad Development Authority.

We also declare that (name of the Bidder) has not been blacklisted by any Central / State Government Department / Public Sector Undertaking.

Sincerely,

(Signature of the Authorized
Person) Name:
Designation:

Annexure 7: Declaration

(To be printed on Letter head of the Applicant)

Declaration that, during the last three years, the Bidder has neither failed to perform on any agreement, as evidenced by imposition of a penalty by an arbitral or judicial authority or a judicial pronouncement or arbitration award against the Bidder, nor been expelled from any project or agreement nor have had any agreement terminated for breach by such Bidder.

Declaration Letter for “Request for Proposal for Consultancy Services for In-Situ Redevelopment of Tulsi Niketan Scheme – From Concept to Commencement, Ghaziabad Development Authority”

Sir/Madam,

This is to notify you that (name of the Bidder) intends to submit a proposal in response to Request for Proposal for Consultancy Services for In-Situ Redevelopment of Tulsi Niketan Scheme – From Concept to Commencement, Ghaziabad Development Authority, we also declare that (name of the Bidder) has during the last three years, neither failed to perform on any agreement, nor has been evidenced by imposition of a penalty by an arbitral or judicial authority or a judicial pronouncement or arbitration award, nor been expelled from any project or agreement nor have had any agreement terminated for breach by us.

Yours Sincerely,

(Signature of the Authorized
Person) Name:
Designation: