

DEENDAYAL PORT TRUST
CIVIL ENGINEERING DEPARTMENT

Invitation for Expression of Interest (EoI) for "Preparation of Revised Land Use Plan 2025 and Detailed Business Plan for DPT, in accordance with prevalent Land Policy Guidelines".

The Deendayal Port Trust, the biggest and No. 1 Major Port of India, invites Expression of Interest (EoI), along with Terms, Conditions and Tentative Price Quotes, from Eligible & interested Firms / Organizations, carrying out their activities in the field of Town Planning and Architecture, for the work "Preparation of Revised Land Use Plan 2025 and Business Plan, for Deendayal Port Trust (DPT), in accordance with the prevalent Land Policy Guidelines, issued by the Ministry of Ports, Shipping and Waterways, from time to time".

INTRODUCTION

The Port of Kandla, built in 1931, owes its origin to the ruler of the then princely state of Kutch, Maharao Khengarji III. He wanted an all weather closed port for his kingdom and built an RCC jetty where ships of about 8.8 meters draft could berth round the year. This jetty which is located at Old Kandla became the nucleus of what in later years was to emerge as the Kandla Port.

On January 20, 1952, Pandit Jawaharlal Nehru, the then Prime Minister of India, laid the foundation stone for the new Port on the Western Coast of India. It was declared a Major Port on April 8, 1955 by Late Shri Lal Bahadur Shastri, the then Minister of Transport and the Port Trust was formed in 1964 under the Major Port Trust Act 1963 enacted by Parliament. Since then the Major Port of Kandla has come a long way in becoming the 'Port of the New Millennium', along with the new nomenclature of the organization as the DEENDAYAL PORT TRUST.

Kandla Port is situated at Latitude 23° 01' N and Longitude 70° 13' E. It is in the Kutch district and is located on the West bank of Kandla creek which runs into the Gulf of Kutch at a distance of 90 nautical miles from the Arabian Sea.

India, with its vast coastline of about 7000 km, has twelve Major Ports distributed along the eastern and western coast of the country. All the Major Ports, except Ennore, are currently organized as Major Port Trusts, which are autonomous bodies managed by the Board of Trustees, appointed by the Government of India, through Ministry of Shipping (MoPSW). The Major Port Trust Act 1963 is the governing statute for administration of Major Ports.

Deendayal Port Trust (DPT), as a statute requirement and with a perspective future Business Development on Land under its control, desires to revise the existing Land Use Plan 2020AD, in accordance with the Land Policy guidelines, issued by the GoI and also to prepare a comprehensive and detailed Business Plan for the Land available with DPT, confirming the provisions under prevalent Land Use Plan. Such detailed business plan prepared shall be made in consideration of Port development for meeting short /long term requirements and setting a rational indicative project investment programme with time frame and order of priority by taking into

consideration all future projects/ activities proposed to be undertaken during next 10 years.

The work is to be carried out by an experienced and professional Consultant (Firm / organization), carrying out their activities in the field of TOWN PLANNING AND ARCHITECTURE, having ample expertise in the subject matter. For the reference purpose, the existing LAND USE PLAN 2020 AD and Tentative SCOPE OF WORK for the consultant is Annexed herewith.

Interested Firms / Organizations, Public/Private undertakings, Consultants, may communicate their Expression of Interest (EoI), along with Terms & Conditions, suggestions/modifications in the given proposal, if any, and Tentative Price Quotes, including details of work done by them in the subject field, in last 7 years, Qualified manpower details, past experience, financial details etc., in the sealed cover on or before 26/02/2021 up to 1600 hrs..

To:

The Chief Engineer,
Deendayal Port Trust,
Annex, A.O. Building,
Gandhidham (Kutch), Gujarat – 370201
Tel. No. (02836) 233192, Fax. No. +91 2836–220050

Email address for queries, if any, contact: dptland2021@gmail.com

The details of the proposed invitation of Expression of Interest (EoI), for the subject work, can also be accessed at official website of Deendayal Port Trust i.e. www.deendayalport.gov.in

DEENDAYAL PORT TRUST
Port with unlimited potential

TENTATIVE SCOPE OF WORK / TERMS OF REFERENCE (TOR)

The objectives of this Consultancy Work are as under:

To prepare a Revised Land Use Plan 2025 AD and Detailed Business Plan for utilization of the land available with DPT based on the prevalent / revised Land Use Plan. Such detailed Business Plan prepared shall be made in consideration of Port development for meeting short /long term requirements and setting a rational indicative project investment programme with time frame and order of priority by taking into consideration all future projects/ activities proposed to be undertaken during next 10 years.

Scope of Work/Terms of Reference:

Stage – I: Preparation of Inception report:

The consultant shall submit an inception report incorporating Understanding of Project, Approach & Methodology, Man-Power deployment, sub consultants, Detail Time and activity schedule, details of its local office, support required from the client if any etc. after detailed discussion and site visits with DPT.

Stage-II: Study of existing situation and analysis:

The activities under Stage II shall include but not limited to:

- Collection of all available data, existing Land Use Plan 2020 AD, site plans, Land ownership plans and other document and understand the project parameters.
- Study of all the reports available with DPT, provisions of existing Land use plan, Development plan as per the Master Plan, and Development control Regulations, Environment regulations, any constraints on the development etc.
- Study of the aspirations already expressed by various stake holders.
- Study of Region, surrounding development, Regional and local connectivity, public transportation system, Circulation pattern etc.
- Study of all revenue data, topography, soil data, existing development, Land allotment status, land prices within and surrounding area etc.
- Study of all existing social and physical infrastructure services, proposals of Local municipal/government bodies, etc, workout appropriate standards for physical and social infrastructures which need to be provided in the project area.
- Study of climatic data, wind direction, Rain fall, temperature, sun direction etc. and its implication on development.
- Prepare a Geo referenced GIS base map incorporating cadastral data, Existing development, Land use, Existing infrastructure, satellite imagery data, Estate data etc. for entire area.
- Study of exiting transportation network and current traffic
- Identification of any environmentally sensitive area.
- Study and delineation of Coastal Regulation Zone as per sanctioned Coastal Zone Management Plan.
- Carry out the SWOT analysis of the project site.

- Identify need for any other survey required for the project other than specified in this document. If the need of any other survey is accepted and approved by DPT the DPT shall either carry out such survey on its own or bear the reasonable expenditure if carried out by consultant with prior approval of DPT.
- Study at least three similar domestic or international examples/Case studies of similar nature and size and compare with the project. Identify the design aspects which are relevant to the project.
- Prepare a detailed design brief with business plan, utilization projections, plausible land uses, Standards of Infrastructure, Marketing and Implementation strategy.
- Prepare a detailed report of the above study and a vision document along with design and business brief for the project.
- Make a realistic demand assessment on key economic activities and employment opportunities.
- Presentation to the DPT and concerned Stakeholders.

Stage - III: Conceptual Utilization plan.

The activities under Stage III shall include but not limited to:

- a. Preparation of draft proposal for the Conceptual Utilization plan:
 - Propose Draft Business & Utilization based on the land use plan at desired scale on the project area
 - Draft Business & Utilization plan showing the land use, transportation network, infrastructural requirement and planning at enhanced level infrastructure with overall Urban design proposals in tune with the objectives.
 - Work out broadly the pocket wise proposed land use and sub dividing the same into nominal size required for development of associated infrastructures, Built up area, population expected, social and physical infrastructure provision in tune with the objectives.
 - Preparation of a transportation network connecting each category envisaged for development and sub connectivity required for transportation inside the categorized area. The transportation network should indicate the overall road network, pedestrian movement through green corridors, other modes of mass transport, feeder services, Non-motorized transport, etc.
 - Mobility plan for the planning area adopting the major right of ways and imparting multi-modal connectivity options for the area from the nearest road and rail connectivity. Expressway Necessary transport model need to be carried to assess the traffic volume and mobility pattern.
 - Allocating the use of land for purposes, at the category and subcategory level; such as, commercial, residential, industrial and recreational, tourism as identified in Master plan and land use plan.
 - Delineating plots for each land use in the form of buildable and desired size.
 - Work out in detail the proposed land use areas, population, Infrastructure needs etc.

- The infrastructure planning should indicate the general network of Infrastructure, its quantification, source of generation and disposal, utilities etc.
 - Proposal for water supply, drainage, sewerage, sewage disposal, Solid waste disposal, storm water drainage and other public utilities, amenities and services including communication, etc.
 - The identification of structures to be demolished, its methodology and disposal plan of Construction debris without affecting the surrounding environment so as to have delineation of plots and infrastructure planning
 - The proposals should be in tune with the Environmental considerations so that no adverse effects will be on the surrounding Environment.
 - Rehabilitation plan for the project affected.
 - The landscape proposal should define hierarchy of open spaces, green corridors, theme parks, recreational area, landscape, plantation strategy etc. based on sustainable development principles.
 - The concept plan should meet all statutory regulations, byelaws etc.
 - The concept plan should indicate the block costs of different components proposed.
 - Broad costing Phasing and detailed implementation strategy.
 - Presentation to DPT and get the in-principle approval.
- b. Discussion with stakeholders:
- To interact with all stakeholders / Authorities through workshops, meetings etc. and take all necessary steps to convince them about mutually beneficial aspects of the above plans in order that they can be quickly implemented.
 - To hand hold and represent the client in all interactions with stakeholders and authorities to secure their concurrence and approval.
- c. Finalization of the detailed Conceptual Utilization plan:
- After obtaining formal approval from DPT on the draft Conceptual Utilization plan, the Final Conceptual Utilization plan shall be prepared. The final proposal should include in addition to the tasks mentioned in Draft Master Plan but not limited to:
- The Proposed Conceptual Business & Utilization plan showing detailed and Revised Land Use Plan 2025 AD at plot level.
 - Detailed transportation network including Identification of Right-of-Way for all major utility corridors, etc. Intersection designs, Road sections, other modes of transport.
 - Designation of land for water supply, drainage, sewerage, sewage disposal, solid waste disposal, storm water drainage and other public utilities, amenities and services including electricity and other basic required amenities;
 - Detailed calculations of areas according to land use FSI consumption, Built up area, Population projections etc.
 - Detailed urban design guidelines for each parcel of land with setbacks, frontage Height, Colour, material specification, building features, building forms etc.

- Detailed design criteria for utility buildings, compound wall, Landscape elements
 - Proposal for rehabilitation of Project affected people if any.
 - Present the Conceptual Business & Utilization plan to DPT.
 - Assist for the statutory approval from the Planning and other authorities.
- d. Final Preparation of Land Use Plan 2025 and Business Plan for horizon period of 20 to 30 years
- Based on the final utilization plan, the consultants shall propose to the Authority the Revised Land Use Plan 2025 AD and also the projects that can be taken up on short term & long term basis.
 - The consultants shall also propose to the Authority the funding patterns for development of such projects through authorities own sources of funds & the projects that can be taken up on Public Private Partnership.
 - Revenues from such proposed projects over the period of 20 to 30 years shall be assessed.
 - The existing costs, expenditure, assets, liabilities, operation and maintenance expenses, revenues to the Authority shall be assessed and a comprehensive financial business plan shall be prepared.

DELIVERABLES and TIME/ PAYMENT SCHEDULE

- The payment for the work shall be released as follows:
- The breakup of the period of Assignment as per the Terms of Reference is as follows:

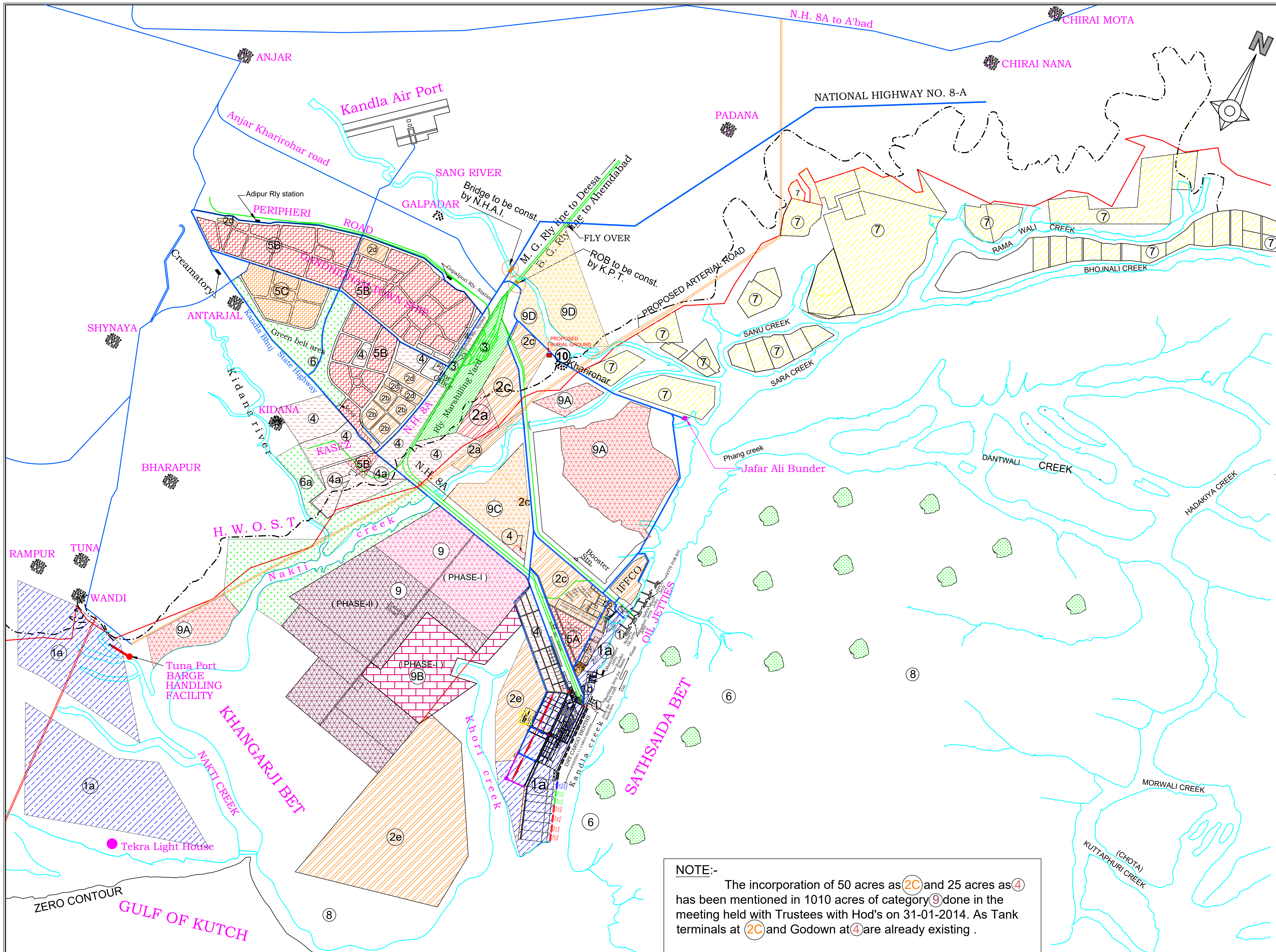
| Sr. No. | Deliverables | Proportionate Payment (% of Fees) | Timeline from date of signing agreement |
|--|--|-----------------------------------|---|
| Phase I - Technical Survey, Design Brief, Project conceptualization, Detailed Architectural Design and Bid Process Management Services | | | |
| 1 | Stage: 1 On submission of Inception report | 15% | T + 15 days (0.5 Month) |
| 2 | Stage: 2 On submission of Study of existing situation and analysis | 25% | T + 60 Days (2 Months) |
| 3 | Stage: 3 On submission of draft proposal for the Conceptual Business & Utilization plan along with Draft Land use Plan 2025 | 25% | T + 105 Days (3.5 Months) |
| 4 | Stage: 4 On submission of Stakeholder meeting analysis report | 25% | T + 150 Days (5 Months) |
| 5 | Stage: 5 On Approval of detailed Conceptual Business & Utilization plan along with Draft Land use Plan 2025 AD | 10% | T + 180 Days (6 Months) |

Proposed Key Personnel

The consultant's team engaged in this assignment shall comprise of the following key personnel. Each of the key personnel shall have prior experience delivering the expected output. However, in addition also, the consultant may appoint at their own cost according to their requirement over and above following annexure:

| Sr. No. | Expert | No. of positions | Experience |
|---------|--|------------------|--|
| 1. | Team Leader Cum Financial expert cum Bid Process Management Expert | 01 | BE&MBA (Finance) /Chartered Accountant having atleast 10 years of experience in contracts administration and management including preparation of bid documents, bid evaluation reports etc. for infrastructure and entertainment projects. |
| 2. | Architect and Urban Planner | 01 | B. Arch and M. Plan with atleast 10 years of experience in Urban Planning |
| 3. | Finance Specialist | 01 | MBA (Finance)/ Chartered Accountant with atleast 07 years of experience in financial analysis and evaluation of infrastructure projects. |
| 4. | Architect and Urban Designer/Planner | 01 | B. Arch and M. Arch (Urban design) with atleast 07 years of experience in Master Planning project |
| 5. | Logistic /Port Expert | 01 | Relevant Master's degree in Logistic /Port/ Transport with atleast 07 years of experience in logistic/Port /Transportation sectors projects. |
| 6. | Legal Expert | 01 | Having at least 07 years of experience in drafting bid documents and agreement |
| 7. | Infrastructure Planner | 01 | Masters in Infrastructure Planning with atleast 05 years of experience in infrastructure planning and development |
| 8. | Environmental Engineer | 01 | B.E. (Civil), M. Tech. (Environment Engineering) with atleast 05 years of experience in Environmental Engineering. |
| 9. | Architect | 01 | B. Arch with atleast 05 years of experience in Architecture project |
| 10. | Civil Engineer | 01 | B.E. (Civil) with atleast 05 years of experience in Estimation, Preparation BoQ and Technical Details of project. |

The Consultant is free to propose professional support staff as per the requirements of the assignment. The Key person used for the project shall be in employment with the consultant at the time of submission of the proposal and the necessary documentary proof for the same shall be submitted at the time of submission of the proposal. Any three of the key personnel shall always be available at Deendayal Port Trust, Gandhidham, for any of the Client interaction and requirement, for the entire project period.



REVISED LAND USE PLAN AS DECIDED IN CONFIRMATION OF THE MINUTES OF PROCEEDINGS OF THE BOARD MEETING HELD ON 06.03.2014

- 1 PORT OPERATION AREA.
- 1a FUTURE EXTENSION.
- 1b PORT OFFICE WORKSHOP.
- 2 INDUSTRIES.
- 2a ANCILLIARY.
- 2b HEAVY INDUSTRIES & PROJECTS.
- 2c OIL & CHEMICAL BASED.
- 2d SMALL SCALE.
- 2e FUTURE EXPANSION.
- 3 RAILWAYS.
- 4 COMMERCIAL & INSTITUTION.
- 4a FUTURE EXPANSION.
- 5 RESIDENTIAL A & B.
- 5C SMART INDUSTRIAL PORT CITY / RESIDENTIAL
- 6 ORGANISED OPEN SPACE & GREEN AREA.
- 6a ARBORICULTURE NURSERY
- 7 SALT WORKS.
- 8 NO ACTIVITY ZONE.
- 9 2600 HA. AREA EARMARKED FOR SETTING UP OF SEZ/ INDUSTRIES & COMMERCIAL ACTIVITIES IN PHASED MANNER. THE LAND ADMEASURING 1000 HA. SHALL BE TAKEN UP IN THE 1ST PHASE OF DEVELOPMENT REMAINING 1600 HA. WILL BE USED FOR SALT PRODUCTION FOR SHORT TERM LEASE OF FIVE YEARS SUBJECT TO LEGAL FORMALITIES WITH A CONDITION THAT AS AND WHEN KPT REQUIRES THIS LAND FOR PORT DEVELOPMENT THEN THE SAME CAN BE TAKEN BACK FROM THE LESSEE BY GIVING SIX MONTHS NOTICE.
- 9A EXISTING USAGE AS PER LAND USE PLAN 2001 TO CONTINUE TILL ENTIRE LAND OR PART OF LAND IS REQUIRED FOR PORT RELATED DEVELOPMENT INCLUDING FUTURE EXPANSION OF INDUSTRIES AND COMMERCIAL ACTIVITIES.
- 9B 1000 HECTARES AREA AT KANDLA PROPOSED FOR RENEWABLE ENERGY PARK
- 9C EXISTING USAGE AS PER LAND USE PLAN 2001 TO CONTINUE TILL ENTIRE LAND OR PART OF LAND IS REQUIRED FOR PORT RELATED DEVELOPMENT INCLUDING SMART INDUSTRIAL PORT CITY / INDUSTRIES & COMMERCIAL ACTIVITIES.
- 9D PORT BASED INDUSTRIAL PARK / INDUSTRIES & COMMERCIAL ACTIVITIES / PORT RELATED ACTIVITIES.
- 10 PROPOSED BURIAL GROUND (MINIMUM 15 ACRES)

NAME OF WORK:

PROPOSED LAND USE PLAN 2020 AD FOR KANDLA PORT TRUST.

SCALE: 1:1NTS.



| | | | |
|-------------------|------------------|------------------------|----------------------|
| DRG. NO:KPH/2015 | | DATE. | |
| Sd/- JE. (E) | Sd/- DRN.BY | Sd/- Sr.Head D' Man | Sd/- ASSTT. ARCH. |
| AEM | Sd/- XEN(D) | Sd/- XEN(R) | Sd/- S.E.(D) |
| Sd/- DS (E) | Sd/- OSD (E) | Sd/- Dy.CE | Sd/- CME |
| Sd/- FA & CAO. | Sd/- DC | Sd/- TM. | |
| Sd/- SECRETARY | | Sd/- CHIEF ENGINEER | |

NOTE:-
The incorporation of 50 acres as 2C and 25 acres as 4 has been mentioned in 1010 acres of category 9 done in the meeting held with Trustees with Hod's on 31-01-2014. As Tank terminals at 2C and Godown at 4 are already existing .