



GOVERNMENT OF WEST BENGAL  
OFFICE OF THE EXECUTIVE OFFICER  
BIRSINGHA DEVELOPMENT AUTHORITY

GHATAL SUB DIVISION, PASCHIM MEDINIPUR, WEST BENGAL PIN 721212

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Memo No : 255/Dev

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**Notice Inviting Expression of Interest (EOI)**

Online Expression of Interest (EOI) is invited from reputed/experienced Consultancy Firms/ Companies/ Organizations for Preparation of Land Use and Development Control Plans (LUDCP) as per the provision of West Bengal Town and Country (Planning and Development) Act 1979, as amended up to till date. LUDCP is to be prepared for an area of 89189.537 acres or 360.94 SqKm.for planning area of Birsingha Development Authority (BSDA) comprised of total 238 mouzas described in Schedule I for which LUMR has to be prepared and notified while preparation of LUDCP. The details of the Mouzas are given below:

**Schedule-I**

| Sl No | Police Station | Block  | GP        | Mouza         | JL No | Area (Acre) | Full/ Part Mouza |
|-------|----------------|--------|-----------|---------------|-------|-------------|------------------|
| 1     | Ghatal         | Ghatal | Sultanpur | Ranjapur      | 1     | 344.15      | Full             |
| 2     | Ghatal         | Ghatal | Sultanpur | Ramchandrapur | 2     | 151.85      | Full             |
| 3     | Ghatal         | Ghatal | Sultanpur | Narayanchak   | 3     | 138.92      | Full             |
| 4     | Ghatal         | Ghatal | Sultanpur | Lakshanpur    | 4     | 567.32      | Full             |
| 5     | Ghatal         | Ghatal | Sultanpur | Sultanpur     | 5     | 1440.49     | Full             |
| 6     | Ghatal         | Ghatal | Sultanpur | Dewanchak     | 6     | 208.5       | Full             |
| 7     | Ghatal         | Ghatal | Sultanpur | Soyai         | 7     | 373.98      | Full             |
| 8     | Ghatal         | Ghatal | Sultanpur | Balidanga     | 8     | 333.66      | Full             |
| 9     | Ghatal         | Ghatal | Sultanpur | Konra         | 9     | 299.7       | Full             |
| 10    | Ghatal         | Ghatal | Sultanpur | Srimantapur   | 10    | 358.06      | Full             |
| 11    | Ghatal         | Ghatal | Sultanpur | Kalisaa       | 18    | 203.42      | Full             |
| 12    | Ghatal         | Ghatal | Sultanpur | Gobindapur    | 19    | 603.62      | Full             |
| 13    | Ghatal         | Ghatal | Sultanpur | Kamdevpur     | 45    | 326.97      | Full             |
| 14    | Ghatal         | Ghatal | Sultanpur | Kuran         | 46    | 696.78      | Full             |
| 15    | Ghatal         | Ghatal | Irhpala   | Prasadchak    | 13    | 114.27      | Full             |
| 16    | Ghatal         | Ghatal | Irhpala   | Amodarkul     | 14    | 165.45      | Full             |
| 17    | Ghatal         | Ghatal | Irhpala   | Khasbarh      | 15    | 232.35      | Full             |
| 18    | Ghatal         | Ghatal | Irhpala   | Joybag        | 16    | 200.84      | Full             |
| 19    | Ghatal         | Ghatal | Irhpala   | Irhpala       | 17    | 723.47      | Full             |
| 20    | Ghatal         | Ghatal | Irhpala   | Shyamchak     | 20    | 226.89      | Full             |
| 21    | Ghatal         | Ghatal | Irhpala   | Joykundu      | 21    | 265.07      | Full             |
| 22    | Ghatal         | Ghatal | Irhpala   | Dhasachnadpur | 22    | 107.16      | Full             |

| No | Police Station | Block  | GP        | Mouza                 | JL No | Area (Acre) | Full/ Part Mouza |
|----|----------------|--------|-----------|-----------------------|-------|-------------|------------------|
| 23 | Ghatal         | Ghatal | Irhpala   | KismatDirghagram      | 38    | 221.85      | Full             |
| 24 | Ghatal         | Ghatal | Irhpala   | Rahatpur              | 39    | 84.89       | Full             |
| 25 | Ghatal         | Ghatal | Irhpala   | Arjikkishnabaty       | 40    | 97.32       | Full             |
| 26 | Ghatal         | Ghatal | Irhpala   | Jadupur               | 41    | 190.56      | Full             |
| 27 | Ghatal         | Ghatal | Irhpala   | Krishanbati           | 42    | 163.88      | Full             |
| 28 | Ghatal         | Ghatal | Mansuka-1 | Balarampur            | 11    | 134.63      | Full             |
| 29 | Ghatal         | Ghatal | Mansuka-1 | Anandapur             | 12    | 120.81      | Full             |
| 30 | Ghatal         | Ghatal | Mansuka-1 | Baghanala             | 23    | 247.13      | Full             |
| 31 | Ghatal         | Ghatal | Mansuka-1 | Mansuka               | 25    | 1396.32     | Full             |
| 32 | Ghatal         | Ghatal | Mansuka-1 | Lalkundu              | 34    | 199.84      | Full             |
| 33 | Ghatal         | Ghatal | Mansuka-1 | Brindabanchak         | 35    | 189.75      | Full             |
| 34 | Ghatal         | Ghatal | Mansuka-1 | Ajodhyakundu          | 36    | 291.53      | Full             |
| 35 | Ghatal         | Ghatal | Mansuka-1 | Dirghagram            | 37    | 859.66      | Full             |
| 36 | Ghatal         | Ghatal | Mansuka-2 | Banharisinghapur      | 24    | 458.51      | Full             |
| 37 | Ghatal         | Ghatal | Mansuka-2 | Doulatchak            | 26    | 649.58      | Full             |
| 38 | Ghatal         | Ghatal | Mansuka-2 | Chauli-Singpur        | 27    | 506.55      | Full             |
| 39 | Ghatal         | Ghatal | Mansuka-2 | Gangaprasad           | 28    | 184.55      | Full             |
| 40 | Ghatal         | Ghatal | Mansuka-2 | Srimarpur             | 29    | 442.132     | Part             |
| 41 | Ghatal         | Ghatal | Birsingha | Udayganga             | 47    | 68.76       | Part             |
| 42 | Ghatal         | Ghatal | Birsingha | Brsingha              | 48    | 875.62      | Full             |
| 43 | Ghatal         | Ghatal | Birsingha | Pathara               | 49    | 136.12      | Full             |
| 44 | Ghatal         | Ghatal | Birsingha | Kachiya               | 50    | 405.16      | Full             |
| 45 | Ghatal         | Ghatal | Birsingha | Kunrasha              | 51    | 312.37      | Full             |
| 46 | Ghatal         | Ghatal | Birsingha | ArjunAri              | 52    | 116.37      | Full             |
| 47 | Ghatal         | Ghatal | Birsingha | Manarajpur            | 53    | 223.2       | Full             |
| 48 | Ghatal         | Ghatal | Birsingha | Khararshinga(Uttar)   | 54    | 314.18      | Full             |
| 49 | Ghatal         | Ghatal | Birsingha | Gopinathpur           | 55    | 115.57      | Full             |
| 50 | Ghatal         | Ghatal | Birsingha | Khararshinga(Daskhin) | 56    | 232.3       | Full             |
| 51 | Ghatal         | Ghatal | Birsingha | Marichya              | 57    | 647.58      | Full             |
| 52 | Ghatal         | Ghatal | Birsingha | Raghunathkundu        | 58    | 155         | Full             |
| 53 | Ghatal         | Ghatal | Birsingha | Thakuranichak         | 61    | 188.36      | Full             |
| 54 | Ghatal         | Ghatal | Birsingha | Dandipur              | 62    | 1092.2      | Full             |
| 55 | Ghatal         | Ghatal | Birsingha | Shyamsundarpur        | 63    | 857.02      | Full             |

| No | Police Station | Block  | GP          | Mouza                | JL No | Area (Acre) | Full/ Part Mouza |
|----|----------------|--------|-------------|----------------------|-------|-------------|------------------|
| 56 | Ghatal         | Ghatal | Birsingha   | Kharika              | 72    | 136.61      | Full             |
| 57 | Ghatal         | Ghatal | Birsingha   | Jalsora              | 73    | 335.06      | Full             |
| 58 | Ghatal         | Ghatal | Birsingha   | Rahdanagar           | 78    | 924.24      | Full             |
| 59 | Ghatal         | Ghatal | Manoharpur  | Ranirbazar           | 71    | 883.77      | Full             |
| 60 | Ghatal         | Ghatal | Manoharpur  | Simulia              | 74    | 67.72       | Full             |
| 61 | Ghatal         | Ghatal | Manoharpur  | Mulgram              | 75    | 958.01      | Full             |
| 62 | Ghatal         | Ghatal | Manoharpur  | Hemnagar             | 76    | 77.8        | Full             |
| 63 | Ghatal         | Ghatal | Manoharpur  | Amarpur-Raghunathpur | 77    | 163.45      | Full             |
| 64 | Ghatal         | Ghatal | Manoharpur  | Nishchintipur        | 79    | 77          | Full             |
| 65 | Ghatal         | Ghatal | Manoharpur  | Iyakubpur            | 80    | 104.08      | Full             |
| 66 | Ghatal         | Ghatal | Manoharpur  | Shyampur             | 81    | 183.85      | Full             |
| 67 | Ghatal         | Ghatal | Manoharpur  | Dirgha-Anandapur     | 82    | 244.29      | Full             |
| 68 | Ghatal         | Ghatal | Manoharpur  | Alai                 | 83    | 458.91      | Full             |
| 69 | Ghatal         | Ghatal | Manoharpur  | Kusman               | 84    | 853.76      | Full             |
| 70 | Ghatal         | Ghatal | Manoharpur  | Natuk-Joykrishnapru  | 85    | 463.93      | Full             |
| 71 | Ghatal         | Ghatal | Manoharpur  | Harikrishanpur       | 86    | 205.92      | Full             |
| 72 | Ghatal         | Ghatal | Manoharpur  | Iswarpur             | 87    | 429.17      | Full             |
| 73 | Ghatal         | Ghatal | Manoharpur  | Harinageria          | 88    | 91.83       | Full             |
| 74 | Ghatal         | Ghatal | Manoharpur  | Mohanpur             | 89    | 670.55      | Full             |
| 75 | Ghatal         | Ghatal | Manoharpur  | Kharigeria           | 90    | 76.35       | Full             |
| 76 | Ghatal         | Ghatal | Manoharpur  | Kamargeria           | 92    | 123.9       | Full             |
| 77 | Ghatal         | Ghatal | Manoharpur  | Datiyara             | 93    | 295.07      | Full             |
| 78 | Ghatal         | Ghatal | Manoharpur  | Mohanchak            | 94    | 557.39      | Full             |
| 79 | Ghatal         | Ghatal | Manoharpur  | Belshwar             | 95    | 404.05      | Full             |
| 80 | Ghatal         | Ghatal | Manoharpur  | Lachhipur            | 96    | 316.6       | Full             |
| 81 | Ghatal         | Ghatal | Manoharpur  | Chak-Lachhipur       | 97    | 115.11      | Full             |
| 82 | Ghatal         | Ghatal | Manoharpur  | Darmapur             | 138   | 446.16      | Full             |
| 83 | Ghatal         | Ghatal | Dewanchak-1 | Srirampur            | 91    | 664.21      | Full             |
| 84 | Ghatal         | Ghatal | Dewanchak-1 | ChakSadhi            | 98    | 446.71      | Full             |
| 85 | Ghatal         | Ghatal | Dewanchak-1 | Kongarpur            | 99    | 263.62      | Full             |
| 86 | Ghatal         | Ghatal | Dewanchak-1 | Kismakotulpur        | 101   | 326.16      | Full             |
| 87 | Ghatal         | Ghatal | Dewanchak-1 | Bargobinda           | 115   | 99.9        | Full             |
| 88 | Ghatal         | Ghatal | Dewanchak-1 | Mandarpur            | 122   | 107.1       | Full             |
| 89 | Ghatal         | Ghatal | Dewanchak-1 | Kanakpur             | 123   | 140.26      | Full             |
| 90 | Ghatal         | Ghatal | Dewanchak-1 | Kalichak             | 124   | 331.56      | Full             |

| No  | Police Station | Block  | GP          | Mouza               | JL No | Area (Acre) | Full/Part Mouza |
|-----|----------------|--------|-------------|---------------------|-------|-------------|-----------------|
| 91  | Ghatal         | Ghatal | Dewanchak-1 | Darmapur            | 125   | 113.92      | Full            |
| 92  | Ghatal         | Ghatal | Dewanchak-1 | Barhnabani*         | 126   | 334.7       | Full            |
| 93  | Ghatal         | Ghatal | Dewanchak-1 | Hemantapur          | 127   | 310.36      | Full            |
| 94  | Ghatal         | Ghatal | Dewanchak-1 | Sitalpur            | 129   | 222.5       | Full            |
| 95  | Ghatal         | Ghatal | Dewanchak-1 | Islampur            | 130   | 138.58      | Full            |
| 96  | Ghatal         | Ghatal | Dewanchak-1 | Malancha            | 131   | 114.73      | Full            |
| 97  | Ghatal         | Ghatal | Dewanchak-1 | Gangadaspur         | 132   | 125.88      | Full            |
| 98  | Ghatal         | Ghatal | Dewanchak-1 | Singhachak*         | 133   | 108.67      | Full            |
| 99  | Ghatal         | Ghatal | Dewanchak-1 | Narayanpur          | 134   | 124.06      | Full            |
| 100 | Ghatal         | Ghatal | Dewanchak-1 | Maharajpur          | 135   | 583.1       | Full            |
| 101 | Ghatal         | Ghatal | Dewanchak-2 | Ghaolsai            | 100   | 353.84      | Full            |
| 102 | Ghatal         | Ghatal | Dewanchak-2 | Kotulpur            | 102   | 438.73      | Full            |
| 103 | Ghatal         | Ghatal | Dewanchak-2 | Khudra-Manoharpur   | 103   | 59.19       | Full            |
| 104 | Ghatal         | Ghatal | Dewanchak-2 | Raghunathpur        | 104   | 558.15      | Full            |
| 105 | Ghatal         | Ghatal | Dewanchak-2 | Krishanballavpur    | 105   | 220.67      | Full            |
| 106 | Ghatal         | Ghatal | Dewanchak-2 | Dewanchak           | 106   | 675.9       | Full            |
| 107 | Ghatal         | Ghatal | Dewanchak-2 | Jamira              | 107   | 327.76      | Full            |
| 108 | Ghatal         | Ghatal | Dewanchak-2 | Bhagirathpur        | 108   | 403.84      | Full            |
| 109 | Ghatal         | Ghatal | Dewanchak-2 | Chowka              | 109   | 642.05      | Full            |
| 110 | Ghatal         | Ghatal | Dewanchak-2 | Simulia             | 110   | 214.76      | Full            |
| 111 | Ghatal         | Ghatal | Dewanchak-2 | Prasadchak          | 111   | 167.05      | Full            |
| 112 | Ghatal         | Ghatal | Dewanchak-2 | Rahdaballavpur      | 112   | 131.72      | Full            |
| 113 | Ghatal         | Ghatal | Dewanchak-2 | Joukrishanpur       | 113   | 409.28      | Full            |
| 114 | Ghatal         | Ghatal | Dewanchak-2 | Radhachak           | 114   | 145.92      | Full            |
| 115 | Ghatal         | Ghatal | Dewanchak-2 | Masharpur           | 128   | 281.42      | Full            |
| 116 | Ghatal         | Ghatal | Ajabnagar-1 | BarAnandi           | 116   | 358.62      | Full            |
| 117 | Ghatal         | Ghatal | Ajabnagar-1 | Bhanghadaha         | 117   | 207.21      | Full            |
| 118 | Ghatal         | Ghatal | Ajabnagar-1 | Goplanagar          | 118   | 127.49      | Full            |
| 119 | Ghatal         | Ghatal | Ajabnagar-1 | Radhakantapur       | 119   | 305.18      | Full            |
| 120 | Ghatal         | Ghatal | Ajabnagar-1 | Panna               | 120   | 544.85      | Full            |
| 121 | Ghatal         | Ghatal | Ajabnagar-1 | Durajkundu          | 121   | 208.19      | Full            |
| 122 | Ghatal         | Ghatal | Ajabnagar-1 | Anandapur-Sundarpur | 136   | 718.5       | Full            |
| 123 | Ghatal         | Ghatal | Ajabnagar-1 | Bengral-Mugral      | 137   | 426.5       | Full            |
| 124 | Ghatal         | Ghatal | Ajabnagar-1 | Mandaria            | 139   | 492.44      | Full            |
| 125 | Ghatal         | Ghatal | Ajabnagar-1 | Joynagar            | 140   | 137.42      | Full            |

| No  | Police Station | Block  | GP                  | Mouza                 | JL No | Area (Acre) | Full/Part Mouza |
|-----|----------------|--------|---------------------|-----------------------|-------|-------------|-----------------|
| 126 | Ghatal         | Ghatal | Ajabnagar-1         | Ghola                 | 142   | 212.09      | Full            |
| 127 | Ghatal         | Ghatal | Ajabnagar-1         | Haridaspur            | 143   | 435.54      | Full            |
| 128 | Ghatal         | Ghatal | Ajabnagar-2         | NirmalBazar           | 59    | 118.16      | Full            |
| 129 | Ghatal         | Ghatal | Ajabnagar-2         | Rathipur              | 60    | 278.92      | Full            |
| 130 | Ghatal         | Ghatal | Ajabnagar-2         | Shyampur              | 66    | 65.9        | Full            |
| 131 | Ghatal         | Ghatal | Ajabnagar-2         | Beribalaramkundu      | 67    | 405.38      | Full            |
| 132 | Ghatal         | Ghatal | Ajabnagar-2         | Ajanngar              | 68    | 915.69      | Full            |
| 133 | Ghatal         | Ghatal | Ajabnagar-2         | Sibapur-Hazaraprha    | 69    | 179.63      | Full            |
| 134 | Ghatal         | Ghatal | Ajabnagar-2         | Balaramgarh           | 70    | 114.26      | Full            |
| 135 | Ghatal         | Ghatal | Ajabnagar-2         | Thabapur              | 141   | 194.19      | Full            |
| 136 | Ghatal         | Ghatal | Ajabnagar-2         | Silarajnagar          | 144   | 691.48      | Full            |
| 137 | Ghatal         | Ghatal | Manoharpur-1        | Pratampur             | 152   | 765.58      | Full            |
| 138 | Ghatal         | Ghatal |                     | Rataneswabaty         | 153   | 694.4       | Full            |
| 139 | Ghatal         | Ghatal | Manoharpur-1        | Harishpur             | 155   | 238.92      | Full            |
| 140 | Ghatal         | Ghatal | Manoharpur-1        | Shyamsundarpur        | 156   | 454.97      | Full            |
| 141 | Ghatal         | Ghatal | Manoharpur-2        | Sripur                | 148   | 131.42      | Full            |
| 142 | Ghatal         | Ghatal | Manoharpur-2        | Katan                 | 149   | 722.31      | Full            |
| 143 | Ghatal         | Ghatal | Manoharpur-2        | Patharchak-Gobindapur | 150   | 133.33      | Full            |
| 144 | Ghatal         | Ghatal | Manoharpur-2        | Harisinghapur         | 151   | 354.82      | Full            |
| 145 | Ghatal         | Ghatal | Manoharpur-2        | Gopmohal-Monaharpur   | 154   | 1139.53     | Full            |
| 146 | Ghatal         | Ghatal | Ghatal Municipality | Garpratamnagar        | 30    | 514.64      | Full            |
| 147 | Ghatal         | Ghatal | Ghatal Municipality | Nishchindipur         | 31    | 350.77      | Full            |
| 148 | Ghatal         | Ghatal | Ghatal Municipality | Gambhirnagar          | 32    | 145.09      | Full            |
| 149 | Ghatal         | Ghatal | Ghatal Municipality | Chauli                | 33    | 721.23      | Full            |
| 150 | Ghatal         | Ghatal | Ghatal Municipality | Shukchandrapur        | 64    | 680.1       | Full            |
| 151 | Ghatal         | Ghatal | Ghatal Municipality | Arhagora              | 65    | 191.63      | Full            |

| No  | Police Station | Block          | GP                  | Mouza               | JL No | Area (Acre) | Full/ Part Mouza |
|-----|----------------|----------------|---------------------|---------------------|-------|-------------|------------------|
| 152 | Ghatal         | Ghatal         | Ghatal Municipality | Kushpata-Gobindapur | 145   | 584.32      | Full             |
| 153 | Ghatal         | Ghatal         | Ghatal Municipality | Krishnanagar        | 146   | 112.4       | Full             |
| 154 | Ghatal         | Ghatal         | Ghatal Municipality | Konnagarh           | 147   | 443.15      | Full             |
| 155 | Ghatal         | Ghatal         | Ghatal Municipality | Srimarpur           | 29    | 663.198     | Part             |
| 156 | Ghatal         | Ghatal         | Kharar Municipality | Udayganga           | 47    | 422.41      | Part             |
| 157 | Ghatal         | Ghatal         | Kharar Municipality | Dlapatipur          | 43    | 731.24      | Full             |
| 158 | Ghatal         | Ghatal         | Kharar Municipality | Kharar              | 44    | 460.357     | Full             |
| 159 | Chanddrakona   | Chanddrakona-1 | Mangrul             | Mirer Chack         | 173   | 38.13       | Full             |
| 160 | Chanddrakona   | Chanddrakona-1 | Mangrul             | Mangrul             | 176   | 2086.77     | Full             |
| 161 | Chanddrakona   | Chanddrakona-1 | Mangrul             | Agra                | 177   | 242.15      | Full             |
| 162 | Chanddrakona   | Chanddrakona-1 | Mangrul             | Bhobla              | 178   | 242.76      | Full             |
| 163 | Chanddrakona   | Chanddrakona-1 | Mangrul             | Beurgram            | 179   | 750.01      | Full             |
| 164 | Chanddrakona   | Chanddrakona-1 | Mangrul             | Agar                | 180   | 341.41      | Full             |
| 165 | Chanddrakona   | Chanddrakona-1 | Mangrul             | Pursuri             | 181   | 1130.4      | Full             |
| 166 | Chanddrakona   | Chanddrakona-1 | Mangrul             | Betagram            | 182   | 401.29      | Full             |
| 167 | Chanddrakona   | Chanddrakona-1 | Mangrul             | Madanchak           | 183   | 50.9        | Full             |
| 168 | Chanddrakona   | Chanddrakona-1 | Mangrul             | Khira               | 184   | 219.14      | Full             |
| 169 | Chanddrakona   | Chanddrakona-1 | Mangrul             | Shyamkhuri          | 185   | 145.69      | Full             |
| 170 | Chanddrakona   | Chanddrakona-1 | Mangrul             | Santitetul          | 186   | 340.13      | Full             |
| 171 | Chanddrakona   | Chanddrakona-1 | Mangrul             | Amrapat             | 187   | 292.31      | Full             |

| No  | Police Station | Block          | GP         | Mouza           | JL No | Area (Acre) | Full/Part Mouza |
|-----|----------------|----------------|------------|-----------------|-------|-------------|-----------------|
| 172 | Chanddrakona   | Chanddrakona-1 | Mangrul    | Nilapat         | 188   | 340.43      | Full            |
| 173 | Chanddrakona   | Chanddrakona-1 | Mangrul    | Kankaboti       | 189   | 508.13      | Full            |
| 174 | Chanddrakona   | Chanddrakona-1 | Mangrul    | Lorepur         | 190   | 200.03      | Full            |
| 175 | Chanddrakona   | Chanddrakona-1 | Mangrul    | Hazra           | 191   | 139.88      | Full            |
| 176 | Chanddrakona   | Chanddrakona-1 | Mangrul    | Amdhere         | 192   | 39.8        | Full            |
| 177 | Chanddrakona   | Chanddrakona-1 | Mangrul    | Goalsini        | 193   | 378.33      | Full            |
| 178 | Chanddrakona   | Chanddrakona-1 | Mangrul    | Gohaldanga      | 199   | 99.73       | Full            |
| 179 | Chanddrakona   | Chanddrakona-1 | Mangrul    | Nisanchak       | 200   | 28.6        | Full            |
| 180 | Chanddrakona   | Chanddrakona-1 | Mangrul    | Nichna          | 201   | 509.86      | Full            |
| 181 | Chanddrakona   | Chanddrakona-1 | Mangrul    | Nonadanga       | 202   | 256.72      | Full            |
| 182 | Chanddrakona   | Chanddrakona-1 | Mangrul    | Beladanda       | 204   | 408.85      | Full            |
| 183 | Chanddrakona   | Chanddrakona-1 | Manikkundu | Jhalur          | 112   | 427.76      | Full            |
| 184 | Chanddrakona   | Chanddrakona-1 | Manikkundu | Pirchak         | 113   | 46.21       | Full            |
| 185 | Chanddrakona   | Chanddrakona-1 | Manikkundu | Jagannathpur    | 114   | 709.67      | Full            |
| 186 | Chanddrakona   | Chanddrakona-1 | Manikkundu | Kalapat         | 149   | 103.09      | Full            |
| 187 | Chanddrakona   | Chanddrakona-1 | Manikkundu | Banka-Sultanpur | 150   | 244.21      | Full            |
| 188 | Chanddrakona   | Chanddrakona-1 | Manikkundu | Manikkundu      | 151   | 811.38      | Full            |
| 189 | Chanddrakona   | Chanddrakona-1 | Manikkundu | Mahabala        | 153   | 124.45      | Full            |
| 190 | Chanddrakona   | Chanddrakona-1 | Manikkundu | Kasanda         | 197   | 466.45      | Full            |
| 191 | Chanddrakona   | Chanddrakona-1 | Manikkundu | An dharia       | 198   | 345.47      | Full            |

| No  | Police Station | Block          | GP           | Mouza        | JL No | Area (Acre) | Full/ Part Mouza |
|-----|----------------|----------------|--------------|--------------|-------|-------------|------------------|
| 192 | Chanddrakona   | Chanddrakona-1 | Manikkundu   | Mamudpur     | 203   | 303.05      | Full             |
| 193 | Chanddrakona   | Chanddrakona-1 | Manikkundu   | Jamira       | 205   | 540.78      | Full             |
| 194 | Chanddrakona   | Chanddrakona-1 | Manikkundu   | Subudhichak  | 206   | 123.48      | Full             |
| 195 | Chanddrakona   | Chanddrakona-1 | Manikkundu   | Birbhanpur   | 207   | 726.84      | Full             |
| 196 | Chanddrakona   | Chanddrakona-1 | Manikkundu   | Bara         | 208   | 437.52      | Full             |
| 197 | Chanddrakona   | Chanddrakona-1 | Manikkundu   | Hematpur     | 209   | 333.29      | Full             |
| 198 | Chanddrakona   | Chanddrakona-1 | Manikkundu   | Kashkuli     | 210   | 358.42      | Full             |
| 199 | Chanddrakona   | Chanddrakona-1 | Manikkundu   | Bhabanipur   | 211   | 603.83      | Full             |
| 200 | Chanddrakona   | Chanddrakona-1 | Manikkundu   | Marh         | 216   | 368.8       | Full             |
| 201 | Chanddrakona   | Chanddrakona-1 | Manikkundu   | Ramaichak    | 217   | 33.71       | Full             |
| 202 | Chanddrakona   | Chanddrakona-1 | Manikkundu   | Maheshpur    | 218   | 401.65      | Full             |
| 203 | Chanddrakona   | Chanddrakona-1 | Manikkundu   | Gopalpur     | 219   | 227.23      | Full             |
| 204 | Chanddrakona   | Chanddrakona-1 | Manikkundu   | Parulia      | 222   | 281.18      | Full             |
| 205 | Chanddrakona   | Chanddrakona-1 | Manikkundu   | Saljhati     | 223   | 308.14      | Full             |
| 206 | Chanddrakona   | Chanddrakona-1 | Manikkundu   | Mohanpur     | 224   | 264.67      | Full             |
| 207 | Chanddrakona   | Chanddrakona-1 | Manaharpur I | Beraberia    | 225   | 546.42      | Full             |
| 208 | Chanddrakona   | Chanddrakona-1 | Manaharpur I | Hijli        | 226   | 289         | Full             |
| 209 | Chanddrakona   | Chanddrakona-1 | Manaharpur I | Mathurapur   | 227   | 160.34      | Full             |
| 210 | Chanddrakona   | Chanddrakona-1 | Manaharpur I | Nirvoypur    | 228   | 245.44      | Full             |
| 211 | Chanddrakona   | Chanddrakona-1 | Manaharpur I | Nischindipur | 264   | 84.04       | Full             |



| No  | Police Station | Block          | GP            | Mouza       | JL No | Area (Acre) | Full/ Part Mouza |
|-----|----------------|----------------|---------------|-------------|-------|-------------|------------------|
| 212 | Chanddrakona   | Chanddrakona-1 | Manaharpur I  | Kharakpur   | 265   | 111.77      | Full             |
| 213 | Chanddrakona   | Chanddrakona-1 | Manaharpur I  | Gangcha     | 266   | 302.75      | Full             |
| 214 | Chanddrakona   | Chanddrakona-1 | Manaharpur I  | Paikpara    | 267   | 315.73      | Full             |
| 215 | Chanddrakona   | Chanddrakona-1 | Manaharpur I  | Kelemi      | 269   | 150.17      | Full             |
| 216 | Chanddrakona   | Chanddrakona-1 | Manaharpur I  | Khamarberia | 272   | 182.94      | Full             |
| 217 | Chanddrakona   | Chanddrakona-1 | Manaharpur I  | Pandua      | 273   | 152.68      | Full             |
| 218 | Chanddrakona   | Chanddrakona-1 | Manaharpur I  | Khapur      | 274   | 300.01      | Full             |
| 219 | Chanddrakona   | Chanddrakona-1 | Manaharpur I  | Hiradharpur | 275   | 831.94      | Full             |
| 220 | Chanddrakona   | Chanddrakona-1 | Manaharpur I  | Fulchak     | 276   | 236.94      | Full             |
| 221 | Chanddrakona   | Chanddrakona-1 | Manaharpur I  | Kamargeria  | 277   | 880.34      | Full             |
| 222 | Chanddrakona   | Chanddrakona-1 | Manaharpur I  | Ekbalpur    | 278   | 272.39      | Full             |
| 223 | Chanddrakona   | Chanddrakona-1 | Manaharpur II | Doan        | 261   | 142.14      | Full             |
| 224 | Chanddrakona   | Chanddrakona-1 | Manaharpur II | Chandur     | 262   | 1027.16     | Full             |
| 225 | Chanddrakona   | Chanddrakona-1 | Manaharpur II | Dingal      | 279   | 503.47      | Full             |
| 226 | Chanddrakona   | Chanddrakona-1 | Manaharpur II | Balinagar   | 280   | 154.28      | Full             |
| 227 | Chanddrakona   | Chanddrakona-1 | Manaharpur II | Patlapur    | 281   | 82.29       | Full             |
| 228 | Chanddrakona   | Chanddrakona-1 | Manaharpur II | Gopalpur    | 282   | 285.26      | Full             |
| 229 | Chanddrakona   | Chanddrakona-1 | Manaharpur II | Jadavpur    | 283   | 341.25      | Full             |
| 230 | Chanddrakona   | Chanddrakona-1 | Manaharpur II | Kuldaha     | 284   | 1067.97     | Full             |
| 231 | Chanddrakona   | Chanddrakona-1 | Manaharpur II | Sitarampur  | 285   | 414.22      | Full             |

| No                                 | Police Station | Block          | GP                   | Mouza       | JL No | Area (Acre)                                      | Full/Part Mouza |
|------------------------------------|----------------|----------------|----------------------|-------------|-------|--|-----------------|
| 232                                | Chanddrakona   | Chanddrakona-1 | Manaharpur II        | Manaharpur  | 286   | 753.47   | Full            |
| 233                                | Chanddrakona   | Chanddrakona-1 | Manaharpur II        | Gamaria     | 287   | 262.96   | Full            |
| 234                                | Chanddrakona   | Chanddrakona-1 | Khirpai Municipality | Kashiganj   | 213   | 1903.93  | Full            |
| 235                                | Chanddrakona   | Chanddrakona-1 | Khirpai Municipality | Khirpai     | 214   | 461.63   | Full            |
| 236                                | Chanddrakona   | Chanddrakona-1 | Khirpai Municipality | Bamaria     | 215   | 817  | Full            |
| 237                                | Chanddrakona   | Chanddrakona-1 | Khirpai Municipality | Dharampur   | 220   | 127.55   | Full            |
| 238                                | Chanddrakona   | Chanddrakona-1 | Khirpai Municipality | Gangadaspur | 221   | 692.77   | Full            |
| <b>TOTAL AREA ( Planning Area)</b> |                |                |                      |             |       | <b>89189.537 acres<br/>i.e. 360.94<br/>SqKm.</b> |                 |

1. Intending bidders shall download the tender document from the website directly by the help of e-Token.

**Earnest Money Deposit of e-procurement**

Online receipt and refund of EMD of e-procurement will be made through State Government e-Procurement portal. The following procedure to be adopted for deposit of EMD/Bid Security/Tender Fees related to e-Procurement of the State Government departments.

**A. Login by bidder:-**

- a) A bidder desirous of taking part in a tender invited by a State Government Office shall log in to the e-Procurement portal of the Government of West Bengal <https://wbtenders.gov.in> using his login ID and password.
- b) He/she will select the tender to bid and initiate payment of pre-defined EMD/Tender Fees for that tender by selecting from either of the following payments modes.
  - i) Net banking or RTGS/NEFT (any of the banks listed in the ICICI Bank Payment gateway) in case of payment through ICICI Bank Payment Gateway.

**B. Payment procedure:**

**i.) Payment by Net Banking (any listed bank) through ICICI Bank Payment Gateway**

- a. On selection of net banking as the payment mode, the bidder will be directed to ICICI Bank Payment Gateway webpage (along with a string containing a Unique ID) where he will select the Bank through which

he wants to do the transaction.

- b. Bidder will make the payment after entering his Unique ID and password of the bank to process the transaction.
- c. Bidder will receive a confirmation message regarding success/failure of the transaction.
- d. **If the transaction is successful, the amount paid by the bidder will get credited in the respective Pooling account of the State Government maintained with the Focal Point Branch of ICICI Bank at R.N. Mukherjee Road, Kolkata for collection of EMD/Tender Fees.**
- e. If the transaction is failure, the bidder will again try for payment by going back to the first step.

ii.) **Payment through RTGS/NEFT:-**

- a. On Selection of RTGS/NEFT as the payment mode, the e-Procurement portal will show a pre-filled challan having the details to process RTGS/NEFT transaction.
- b. The bidder will print the Challan and use the pre-filled information to make RTGS/NEFT payment using his Bank Account.
- c. Once payment is made, the bidder will come back to the e-Procurement portal after expiry of a reasonable time to enable the NEFT/RTGS process to complete, in order to verify the payment made and continue the bidding process.
- d. **If verification is successful, the fund will get credited to the respective Pooling account of the State Government maintained with the Focal Point Branch of ICICI Bank at R.N. Mukherjee Road, Kolkata for collection of EMD/Tender Fees.**
- e. Hereafter, the bidder will go to e-Procurement portal for submission of his bid.
- f. But if the payment verification is unsuccessful, the amount will be returned to the bidder's account.

C. **Refund/Settlement Process:**

- i. After opening of the bids and technical evaluation of the same by the tender inviting authority through electronic processing in the e-Procurement portal of the State Government, the tender inviting authority will declare the status of the bids as successful or unsuccessful which will be made available, along with the details of the unsuccessful bidders, to ICICI Bank by the e-Procurement portal through web services.
- ii. On receipt of the information from the e-Procurement portal, the Bank will refund, through an automated process, the EMD of the bidders disqualified at the technical evaluation to the respective bidders bank accounts from which they made the payment transaction. Such refund will take place within T+2 Bank Working Days where T will mean the date on which information on rejection of bid is uploaded to the e-Procurement portal by the tender inviting authority.
- iii. Once the financial bid evaluation is electronically processed in the e-procurement portal, EMD of the technically qualified bidders other than that of the L1 and L2 bidders will be refunded, through an

automated process, to the respective bidders' bank accounts from which they made the payment transaction. Such refund will take place within T+2 Bank Working Days where T will mean the date on which information on rejection of financial bid is uploaded to the e-Procurement portal by the tender inviting authority. However, the L2 bidder should not be rejected till the LOI process is successful.

- iv. If the L1 bidder accepts the LOI and the same is processed electronically in the e-Procurement portal, EMD of the L2 bidder will be refunded through an automated process, to his bank account from which he made the payment transaction.
- v. All refunds will be made mandatorily to the A/C from which the payment of EMD & Tender Fees (if any) were initiated.

## **2. Eligibility criteria**

The Consultancy firms / Companies / Organizations should have prior experience of successfully completing at least two (2) Urban/Town/City planning projects of preparation of Base Map using GIS software & preparation of Land Use Map & Land Register (LUMR), Land Use Development Control Plan (LUDCP), Draft Development Plan (DDP), City Development Plan (CDP) or other Planning projects of similar category in the last five (5) years for the area of not less than 20 sq km. The Consultancy firms / Companies / Organizations also should have prior experience for working in Eco sensitive zones/ areas with Forests. The experience with Government Department / Urban Local Bodies/Development authorities will be considered as advantage. In this regard necessary documentary evidences including work order and completion certificate / credential of planning projects shall be furnished. The following documents would also have to be submitted:

- i. Introduction of the Company/ Organization as provided in Company Brochure/ leaflet.
- ii. Financial capability of the Company/ Organization to be given in addition to latest audit report with balance sheet.
- iii. Total work experience with documents as appropriate.
- iv. Curriculum Vitae and Profile of Team leader and other Team Members may be accompanied by letter of association by individual.
- v. Valid upto date Income Tax return acknowledgment of the year 2015-16/2016-17/2017-18 (A.Y.) Professional Tax Clearance Certificate / P.T. (Deposit Challan for the year 2017-18 / Pan Card / GST Registration Certificate to be accompanied with the Technical Bid Documents.
- vi. The prospective bidders or any of their constituent partner shall neither have abandoned any work nor any of their contract have been rescinded during the last 5 (five) years. Such abandonment or rescission will be considered as disqualification towards eligibility.
- vii. The Working Capital i.e. excess of current assets over current liabilities shall not be less than 20 (twenty) percent of estimated cost or Bank Solvency from any scheduled Bank has to be produced for not less than 20% of the estimated amount put to tender.

- iii. In case of Proprietorship, Partnership Firms and The Company Tax Audit Report in 3CD Form are to be furnished along with the balance sheet and profit and loss account, and all the schedules forming the part of Balance Sheet and Profit & Loss Account in favour of applicant. No other name along with applicant name, in such enclose will be entertained. (Non-statutory documents).
- ix. Registered Partnership Deed (for Partnership Firm only) along with Power of Attorney to be submitted along with application. (Non-Statutory documents)
- x. Declaration regarding Structure and Organization duly signed by the applicant to be submitted along with application.
- xi. In connection with the work, Arbitration will not be allowed. Documents (Scanned copies of originals) of depositing Earnest Money to be submitted along with Tender Documents.
- xii. Bids shall remain valid for a period not more than 120 (one twenty) days after the dead line date for Financial Bid submission. Bid valid for a shorter period shall be rejected by the 'Evaluation Committee' as non-responsive

### **3. Credential**

#### **3.1 Technical:**

3.1.1 The agency should have successfully completed (100%) similar nature of work having Single EOI value of at least Rs. 40,00,000.00 (Rupees forty lakh) only in a single contract in the last 5 (five) financial years from the date of NIT in any Government / Semi Government / Undertakings / Autonomous / Statutory bodies / Local bodies. Credential/completion certificate/ payment certificate of any sub-contract work shall not be accepted. The work completion certificate (100 %) shall specify detailed similar nature of work completed, value of work done, date of commencement of work and the date of completion-of the work. Copy of the Work Order and Work Schedule/Scope of work/ BOQ of the similar nature of work shall have to be uploaded along-with the Completion Certificate, in the technical part for verification of the credential. In addition, Payment certificate may also be submitted for successfully completed work along with the said certificate. Completion Certificate regarding part completion of EOI work shall not be accepted. The Technical Part may be declared non- responsive if the requisite documents are not furnished by the applicant for ascertaining the Technical Credential. This clause may be relaxed partly in case of an institution like IIT, University etc. as will be decided by the EOI inviting authority.

3.1.2 Form -1 for fully (100 %) completed works during the last 5 (five) years from the date of NIT will only be accepted. The EOI should attach the said certificate under their signature along with the EOI documents. The similar nature of work is mentioned in the Form-I, therefore agencies who have completion certificate against any of the work mentioned in Form-I shall be eligible for this EOI. This clause may be relaxed partly in case of an institution like IIT, University etc. as will be decided by the EOI inviting authority.

## 3.2 Financial

3.2.1 The average Annual Turn Over from contracting business for the past three financial years of the firm should be more than 50.00 Lakh of the aggregate cost of works in which the contractor intends to participate. Annual Turnover statement shall be submitted in the Form-II in addition to the Audited Balance Sheet of the last three financial years authenticated by Chartered Accountant.

3.2.2 If the applicant is an authorized signatory he should submit document of authorization (Power of Attorney) in his favour along with the application. In case of Partnership firm, copies of the partnership deed are to be submitted along with the EOI document.

3.2.3 Penalty for suppression / distortion of facts:

If any applicant fails to produce the original hard copies of the documents (especially Completion Certificates, audited balance sheets or any document which is vital for his eligibility), or any other documents within the specified time frame stated above or if any deviation is detected in the hard copies from the uploaded soft copies or if there is any suppression of fact during any time of the process or even after the issuance of work order, the applicant will be suspended from participating in. The EOIs on e-EOI platform for 2 (two) years.

## 4. Terms and conditions

- I. The work will be considered as completed on final approval of State Govt.
- II. The Expression of Interest (EOI) should be submitted in two parts, each part in separate sealed envelopes i.e. **Technical part** in first envelope and **financial part** in second envelope.
- III. The evaluation for selection of the Company/ Organization will be done on total score of 100 marks. Final selection will be made on the basis of marks given by the panel (70% weightage for Technical Bid and 30% weightage for Financial Bid). The marking system for Technical bid and Financial bid would be as follows: -

### 5.1 Evaluation of Technical Proposals

In the first stage, the Technical Proposal will be evaluated on the basis of Applicant's experience, its understanding of TOR, proposed methodology and Work Plan, and the experience of Key Personnel. Only those Applicants whose Technical Proposals get a score of 60 (sixty) marks or more out of 100 (one hundred) shall qualify for further consideration, and shall be ranked from highest to the lowest on the basis of their technical score (ST).

Each Key Personnel must score a minimum of 60% (sixty per cent) marks except as provided herein. A Proposal shall be rejected if the Team Leader scores less than 60% (sixty per cent) marks or any two of the remaining Key Personnel score less than 60% (sixty per cent) marks. In case the Selected Applicant has one Key Personnel, other than the Team Leader, who scores less than 60% marks, he would have to be replaced during negotiations, with a better candidate who, in the opinion of the Authority, would score 60% (sixty per cent) or above.

The scoring criteria to be used for evaluation shall be as follows.

| Item Code | Parameter                                | Maximum Marks | Criteria   |
|-----------|--|---------------|--|
| 1.        | Relevant Experience of the Agency        | 20            | Maximum 15 marks shall be awarded for Eligible Assignments (preparation of LUDCP/DDP/CDP and other Planning Projects) undertaken by the applicant.<br>Maximum 5 marks shall be awarded for number of Eligible Assignments for working in improvement of Socio-Economic, Health and Educational status of the area. |
| 2.        | Proposed Methodology and Work Plan       | 25            | Evaluation will be based on the quality of submission/presentation.  |
| 3.        | Relevant Experience of the Key Personnel | 45            | Qualification of key personnel will carry 30% of the marks and relevant experience in similar projects of key personnel will carry 70% marks.  |
| 3(a)      | Senior Urban Planner                     | 12.5          | Educational Qualification- Graduate in Architecture/Civil/Planning & Post Graduate in Urban/Town/City/Regional Planning or equivalent.<br>Experience- Minimum 15years experience in professional field/academics.  |
| 3(b)      | Assistant Urban Planner                  | 7.5           | Educational Qualification- Graduate in Architecture/Civil/Planning & Post Graduate in Urban/Town/City/Regional Planning or equivalent.<br>Experience- Minimum 5years experience in professional field/academics.   |
| 3(c)      | GIS & Remote Sensing Expert              | 7.5           | Educational Qualification- Post Graduate Degree/Diploma in Remote Sensing/GIS or equivalent.<br>Experience- Minimum 5 years experience in professional field/academics.  |
| 3(d)      | PHE Expert/Infrastructure Expert         | 5             | Educational Qualification- Graduate in Civil Engineering & Post Graduate in Public Health Engineering or equivalent.<br>Experience- Minimum 5 years experience in professional field/academics.  |
| 3(e)      | Environmental Expert                     | 5             | Educational Qualification- Graduate/ Post Graduate Degree in Environment Science or equivalent.<br>Experience- Minimum 5 years experience in professional field/academics.   |
| 3(f)      | Surveyor                                 | 5             | Educational Qualification- Graduate in Survey Engineering/Civil Engineering.<br>Experience- Minimum 5 years experience in professional field/academics.  |
| 3(g)      | Survey Equipments                        | 2.5           | Hand GPS, Auto Level etc.  |
| 4.        | Capability of Transfer of Knowledge      | 10            |  |

While awarding marks for the number of Eligible Projects, the Applicant or Key Personnel, the following grading system will be followed:

#### 5.1.1 Grading System in Technical Evaluation

| Grade         | Range  | Marks |
|---------------|--------|-------|
| Outstanding   | 91-100 | 100   |
| Excellent     | 81-90  | 90    |
| Very Good     | 71-80  | 80    |
| Good          | 61-70  | 70    |
| Very Fair     | 51-60  | 60    |
| Fair          | 41-50  | 50    |
| Average       | 31-40  | 40    |
| Below Average | 21-30  | 30    |
| Poor          | 11-20  | 20    |
| Very Poor     | 1-10   | 10    |
| Zero          | 0      | 0     |

#### 5.1.2 Short Listing of Applicants

Of the Applicants ranked as aforesaid, not more than 5 (five) shall be prequalified and short-listed for financial evaluation in the second stage. However, if the number of such pre-qualified Applicants is less than four, the Authority may, in its sole discretion, pre-qualify the Applicant(s) whose technical score is less than 60 (sixty) points even if such Applicant(s) do(es) not qualify in terms of Clause, provided that in such an event, the total number of pre-qualified and short-listed Applicants shall not exceed 3 (three).

#### 5.2 Evaluation of Financial Proposals

In the second stage, the financial evaluation will be carried out as per this Clause 4.2 Each Financial Proposal will be assigned a financial score (SF).

For financial evaluation, the total cost indicated in the Financial Proposal, excluding Additional Costs, will be considered. Additional Costs shall include items specified as such in Form-2 of Appendix-II.

The Authority will determine whether the Financial Proposals are complete, unqualified and unconditional. The cost indicated in the Financial Proposal shall be deemed as final and reflecting the total cost of services. Omissions, if any, in costing any item shall not entitle the firm to be compensated and the liability to fulfill its obligations as per the TOR within the total quoted price shall be that of the Consultant. The lowest Financial Proposal (FM) will be given a financial score (SF) of 100 points. The financial scores of other Proposals will be computed as follows:



$$SF = 100 \times FM/F$$

(F = amount of Financial Proposal)

### 5.3 Combined and Final Evaluation

Proposals will finally be ranked according to their combined technical (ST) and financial (SF) scores as follows:

$$S = ST \times Tw + SF \times Fw$$

Where S is the combined score, and Tw and Fw are weights assigned to Technical Proposal and Financial Proposal, which shall be 0.70 and 0.30 respectively.

The Selected Applicant shall be the first ranked Applicant (having the highest combined score). The second ranked Applicant shall be kept in reserve and may be invited for negotiations in case the first ranked Applicant withdraws, or fails to comply with the requirements specified in above mentioned Clauses, as the case may be.

### 6. Scope of Work :

#### Objective of the Work:

The specific objectives of the plan are

- To preparation of present land use map and register u/s 28 of the West Bengal Town & Country (Planning & Development) Act, 1979
- To prepare a comprehensive, functional, implementable & enforceable "Land Use and Development Control Plan" (LUDCP) as per provisions under the West Bengal Town & Country (Planning & Development) Act, 1979 and existing rules, regulations framed thereon and other prevailing laws for protection of Environment, Historical Places & remains etc. for comprehensive, sustainable and inclusive development of the people and area.
- To cover all issues and aspects of planning & development at macro and micro level.
- To ensure environmental sustainability by preparing LUDCP avoiding potential adverse implications on existing environmental resources including rich Agricultural land with many canals and river, forest areas, water bodies. Prepare LUDCP supported by strategic economic plan considering several schemes for improvement of Socio-Economic, Health and Educational status in the planning area.
- To explore the tourism potential in planned manner and optimum utilization of natural resources.
- To prepare LUDCP as a tool for development permission u/s 46 of the West Bengal Town & Country (Planning & Development) Act, 1979 with specific rules, regulations, bye laws and procedure for development permission and incorporate all provision of for preparation of projects /schemes within the proposed framework of LU&DCP.

## 7. Activities & Deliverables of the consultant:

In line with the specific objectives as described in above, the consultants work is expected to divide roughly into following 4 ( four ) areas of stages. The Stages of Work and Task to be carried out in each phases are as follows-

- **Stage- I : Preparation of Base Map and Land Use Map and Register:**
- **Stage – II : Preparation of Inception Report for Land Use Plan and Development Control Plan:**
- **Stage – III : Preparation of Land Use & Development Control Plan (Draft) :**
- **Stage – IV : Preparation of the Proposed Land Use & Development Control Plan :**

### **Stage- I : Preparation of Base Map and Updated Existing Land Use**

#### *Task 1: Preparation of Digital Base Map:*

Obtain satellite imagery from open source (Bhuvan/Google Earth Pro / any other suitable online available open source etc.). The base map should be prepared in seamless mosaicing and geo-referencing of scanned / digitized Cadastalmaps / sheets. Soft copy (Scanned images) of the mouza maps (as available with BSDA) and existing Land Use on digitized mouza maps for the Area mentioned as Schedule I will be supplied by BSDA). The existing Land Use survey for area as described in Schedule I is to be conducted. All the maps should be made in GIS platform and final output should be given in Auto CAD and GIS format (Geo-database format). In the final output there should not be any sliver polygon, no overshoots or undershoots and null classes. The geographical co-ordinates and projection system of the final map should be on WGS 84 and UTM. Incorporate administrative boundaries of Police Station, Blocks, Gram Panchayets, Mouza with J.L. No. and Cadastal plots. All physical features like roads (NH, SH, other major roads), culverts, bridges, railway lines, water bodies etc. should be shown with measurements like length and area. Data on property line of major organization like Railway, National Highway, State Highway/ Public Works Department, Forest Deptt. and Tourism Deptt, Environment Department, Irrigation & Waterways Department, , Public Health Engineering Department, Paschimanchal Unnayan Affairs, West Bengal Tourism development Corporation and the district authority to be collected from the concerned organization / local BL & LRO office.

Differential Global Positioning System (DGPS) survey is to be conducted for establishing the Ground Control Points for satellite imagery geo-rectification and cadastral / R.S. mouza sheets geo-rectifications.

#### *Task 2: Transferring of Existing Land Use data and property line of major organization on base map.*

Field verification of Existing Land Use and its up-dating as and when it is required. While transferring the updated land use on the base map in layers, it should be classified as per Land Use classification and colour code

recommended in URDPFI Guidelines & AMRUT Design standards for formulation of GIS based Master plan or as may be suggested by Department time to time.

**Task – 3:** Public Notification of the existing land use map and register for area described as Schedule I . Collection of objections, compilation and verification of the objections and case-wise preparation of reports with justification for disposal of objections.

**Task – 4 :** Preparation of the land use map and register (as per specified format of the Department) for the area described as Schedule I with Report after incorporating the outcome of hearing of objection and necessary modification.

### **Stage – II : Preparation of Inception Report for Land Use Plan and Development Control Plan:**

#### **Task – 1 : Collection of data :**

To collect primary and secondary data pertaining to the demographic, socio-economic profile, economic activities and trend in local economy and availability of resource and utilization, commercial and industrial establishment, housing trend and demand, public & semi-public facilities and services available, traffic and transportation network scenario and public facilities, Utilities and services available, data on special areas and problematic areas (if any), Development management mechanism. The present scenario analysis may contain the following points -

- Existing lines of communications including railways, transports, airports, canals linkage between towns and villages and regional linkage. Major and minor roads and indicating improvement of roads.
- Present contour plan with drainage layout and outfall.
- Present solid waste dumping areas.
- The existing amenities, services and utilities, systems of water-supply including improvement of lake, rivers, fountains and the like, generation and distribution of electric power and distribution of gas,
- Indicate areas or zones for catchment, soil conservation, plantation, unsafe for any construction, subsistence for any reason including control of natural disaster.
- Checking the present land use broadly indicating residential, commercial, forest, irrigation, water body etc.

#### **Task 2 : Analysis of data, Projection and Estimation of data :**

Analysis, projection, estimation of demand-supply gap for physical & social infrastructure, findings and inference on the analysis of the data for a Plan period of 10 years with 5 years phases and submission of 'Inception Report'.

#### **Task 3 : Identification of Vision & Preparation of conceptual broad land use zoning**

Identify the vision of development of this region through stake holder consultation. Preparation of conceptual broad land use zoning and infrastructure network plan with due environment and resource

consideration. This will do for a plan period of 10 years. It should be in continuity of the LU&DCP or DDP of the adjacent Municipal an rural Area, all other planning projects/proposals sanctioned or in pipeline for final approval and in accordance with the West Bengal Town and Country (Planning & Development) Act, 1979 ,URDPFI Guidelines for planning standards, regulations and zoning and AMRUT Design standards for formulation of GIS based Master plan etc. In this process all items of works as contained in sec. 31 of the WBT&C (P&D) Act' 1979 will have to be featured.

**Stage – III : Preparation of Detailed Land Use & Development Control Plan (Draft) :**

*Task – I :* Preparation of Zonal level detailed land use plan/map with register outlining development control regulations and development control mechanism based on the conceptual broad land use zoning arrived in previous stage (for public notice for inviting objection, if any, from the public and all concerned).

**Stage – IV : Preparation of the Proposed Land Use & Development Control Plan :**

*Task – I :* Public Notification of the proposed/Final land use map and register and collection of objections, compilation and verification of the objections and case-wise preparation of reports with justification for disposal of objections.

*Task – II :* Preparation of the Proposed Land Use and Development Control Plan and Register with Report after incorporating the outcome of hearing of objection and necessary modification.

*Task III :* Giving presentation as required and final submission of all documents/reports etc. subject to approval of the State Government as per the Act. Incorporation of necessary suggestion and modification as suggested by State Government and preparation of final Gazette Notification.

*Task IV :* Handover of all Hard Copy and soft copy of all Reports, Maps and presentation to the Authority.

*Disclaimer:* All the information, Map being highly confidential and valuable, all the work/ reports etc. after completion may be handed over to the competent authority.

**8. CRITICAL DATE AND TIME SCHEDULE (ONLINE): -**

| Sl. No | Particulars                              | Date & Time                         |
|--------|--|-------------------------------------|
| 1      | Date of Tender publishing                | 27-07-2021 18:00 HRS                |
| 2      | Date & time of document download start   | 29-07-2021 12:00 HRS                |
| 3      | Seek clarification start date & time     | 29-07-2021 12:00 HRS                |
| 4      | Seek clarification end date & time       | 30-07-2021 12:00 HRS                |
| 5      | Pre Bid meeting date, time & venue       | 02-08-2021 12:00 HRS                |
| 6      | Bid submission start date & time         | 29-07-2021 12:00 HRS                |
| 7      | Bid submission closing date & time       | 23-08-2021 12:00 HRS                |
| 8      | Technical Bid opening date, time & venue | 27-08-2021 12:00 HRS                |
| 9      | Financial Bid Opening Date, Time & Venue | Will be declared after evolution of |

| Sl. No | Particulars               | Date & Time    |
|--------|---------------------------|----------------|
|        |                           | Technical Bids |
| 10     | Details of contact person | SDO, GHATAL    |

### 9. DELIVARABLES & TIME FRAME:

The assignment should be completed within a span of 56 weeks from the date of work order/agreement. The time allocation for main mile stones identified be as follows:

| SI | Activities   | Deliverables  | Nos of Copies |           | Expected Date of Submission / Completion   |
|----|--|---|---------------|-----------|--|
|    |  |   | Hard Copy     | Soft Copy |  |
| 1. | Stage- I : Preparation of Land Use Map and Register:   | Inception Report  | 3             | 1         | 2 weeks from the date of commencement of Work  |
|    |  | <b>Inception Report incorporating</b><br><b>1) Base Map preparation &amp; Survey</b><br>i) Obtain Open Source Satellite imagery.<br>ii) DGPS Survey<br>iii) Socio-Economic Survey<br>a) Scanned Cadastral Sheets (BSDA).<br>b) Existing Land Use on mouza maps (BSDA) for Area described as Schedule - I.<br>c) Property line of major organization like Railway, State Highway National Highway, State Highway/ Public Works Department, Forest Deptt. and Tourism Deptt, Environment Department, Irrigation & Waterways Department, , Public Health Engineering Department, Deptt. Of Paschimanchal Unnayan Affairs , West Bengal Tourism development Corporation and the district authority from the concerned organization.<br>iv) Geo-rectification and Digitization of Cadastral Sheets.<br>v) Incorporation of Administrative boundaries.<br>vi) Incorporation of Physical features<br>LUMR map area as described Schedule II, will be kept for pubic validation and adopted by BSDA thereafter. | 5*            | 5         | 18 weeks from the date of commencement of Work   |
| 2. | Stage – II : Preparation of Inception Report for Land Use Plan and Development Control Plan: | Identify the vision for the region. Conceptual broad Land Use Zoning map and report. Broad land use zoning may be modified to incorporate the final adopted version of LUMR as prepared in Stage 1.   | 3             | 5         | 8 Weeks from completion of Stage –I.<br><br>At the end of 8 <sup>th</sup> Week presentation required |

| Sl | Activities   | Deliverables  | Nos of Copies |           | Expected Date of Submission / Completion   |
|----|--|---|---------------|-----------|--|
|    |  |   | Hard Copy     | Soft Copy |  |
| 3. | <b>Stage - III : Preparation of Detailed Land Use &amp; Development Control Plan (Draft) :</b> | Submission of Draft Proposed Land Use and Development Control Plan with reports.  | 5*            | 5         | 16 Weeks from completion of Stage -II.<br><br>At the end of 16 <sup>th</sup> Week presentation required  |
| 4. | <b>Stage - IV : Preparation of the Proposed Land Use &amp; Development Control Plan :</b>      | Notification of Draft LUDCP and receiving objections  |               |           | BSDA will publish Gazette Notification after getting approval from UD&MA Department for wide publicity of LUDCP.   |
|    |  | Presentation Copy & 2 hard copy of the final report.  | 3             | 5         | Presentation required at the end of 12 <sup>th</sup> Week after completion of the period for public validation and recommendation received from the committee. |
|    |  | Submission of final Proposed Land Use and Development Control Plan with reports after incorporation of objections received and subsequent approval of the State Government. | 5**           | 5         | 2Weeks after incorporation of all the changes suggested in presentation.   |

\*Report and two set of drawings (mouza sheet level showing plot level details, at 1:4000 scale & dense urban area showing plot level details, at 1:1000) and register will be submitted at Stage I & IV. Soft copy of the report and maps will also be submitted.

\*\*Five copies of the final report, and three set of drawings (mouza sheet level showing plot level details, at 1:4000 scale) and 2 copies register will be submitted at Stage IV. Soft copy of the report and maps will also be submitted.

All the drawings, maps are to be submitted in dwg file format along with GIS format. All data base should be in dbf file format and reports in doc as well as pdf file (copyable and modifiable format).

*Disclaimer: All the information, Map being highly confidential and valuable, all the work/ reports etc. after completion may be handed over to the competent authority*

Consultant shall have to present the work in power point presentation at each stage of work before the BSDA and concerned stake holders for necessary suggestions & feed backs if any for incorporation in the proposals.

### 10. Payment Schedule

Payment shall be made according to the following Schedule, which is based on the submission of deliverables.

| No | Stages of Work / Deliverables  | Time Required                               | Payment Schedule             |
|----|--|---|------------------------------|
| 1. | Initiation of the Project  | 1 week from the date of issue of Work Order |                              |
| 2. | Stage- I : Preparation of Base Map and Updated Existing Land Use<br>Stage – IA : Preparation of Land Use Map and Register: | 18 weeks                                    | 15% of the Consultancy Fees  |
| 3. | Stage – II : Preparation of Inception Report for Land Use Plan and Development Control Plan:                               | 8 Weeks                                     | 20% of the Consultancy Fees  |
| 4. | Stage – III : Preparation of Detailed Land Use & Development Control Plan (Draft) :  | 16 Weeks                                    | 25% of the Consultancy Fees  |
| 5. | Stage – IV : Preparation of the Proposed Land Use & Development Control Plan :   | 14 Weeks                                    | 40 % of the Consultancy Fees |

### 11. Fees

The amount of Bid Document of Rs. 1000/- should be deposited by Net Banking (any listed bank) through ICICI Bank Payment Gateway, valid for 180 (one hundred and eighty) days shall be required to be submitted by each Bidder ("Bid Security") or, On selection of RTGS/NEFT as the payment mode, the e-Procurement portal will show a pre-filled challan having the details to process RTGS/NEFT transaction. The bidder will print the challan and use the pre-filled information to make RTGS/NEFT payment using his Bank account.

The security amount of 2 % of Offered Value is to be deposited at the time of execution of agreement in the form of Call Deposit/ Bank Draft in the name of EO, BSDA & SDO, Ghatal also be enclosed with quotation. This clause may be relaxed as per decision of this development authority in case of institutions like IIT, Universities etc

- The time frame will start from the initiation of the project within 1 week of issue of Work Order.
- A monthly report through email ([birsinghadevauthority@gmail.com](mailto:birsinghadevauthority@gmail.com)) has to be submitted before the undersigned.
- The agency shall complete work stage wise within the stipulated time. Under no circumstances, the agency can delay completion of preparation of draft LUDCP beyond 64 weeks from the date of issue of work order.
- A penalty of Rs 50,000 per month will be charged for each month delay from the stipulated period for each month delay of preparation of draft LUDCP.



  
**Sub Divisional Officer**  
**Ghatal Sub Division, Paschim Medinipur**  
**&**  
**Executive Officer & Member Secretary, BSDA**

Memo No 255(4)/1/Dev

Date: 19 / 07 / 2021

Copy forwarded for kind information & taking necessary action to:-

1. District Magistrate, PaschimMedinipur & Chairperson, Birsingha Development Authority
2. Sri DipakAdhikary (Dev) & Vice Chairman, Birsingha Development Authority
3. Additional District Magistrate (Dev), PaschimMedinipur
4. District Planning Officer, PaschimMedinipur



  
Sub Divisional Officer  
Ghatal Sub Division, Paschim Medinipur  
&  
Executive Officer & Member Secretary, BSDA



**FORM - I**

**CREDENTIAL CERTIFICATE (100% PHYSICAL COMPLETION)**

|   |   |  |  |
|---|---|--|--|
| 1 | Name of the work  |  |  |
| 2 | Name of the client  |  |  |
| 3 | Amount put to EOI   |  |  |
| 4 | Contractual amount against the EOI  |  |  |
| 5 | Date of commencement of work  |  |  |
| 6 | Date of completion as per work order  |  |  |
| 7 | Actual date of completion   |  |  |
| 8 | Final gross value of the bill or RA bills for LU & DCP work or similar type of work |  |  |

Note: In case of completion of multiple natures of works in a single EOI, then the value of work shall only be taken for the eligibility of the applicant.

I hereby declare that all the statements made above are true to my knowledge. I also understand that any discrepancy found in the above statement will render me liable for cancellation of my EOI.

(Signature of the applicant)

Note:

1. Completion Certificate (s) should be supported by BoQ(s).
2. Completion Certificate for fully (100%) completed works will only be considered.

**FORM – II**

**STATEMENT ON ANNUAL TURNOVER FROM CONTRACTUAL BUSINESS**

This is to certify that the following Statement is the summary of the audited Balance sheet arrived from contractual business in favour of .....  
for the three consecutive years.

| Sl. No.          | Financial |                       | Remarks |
|------------------|-----------|-----------------------|---------|
|                  | Year      | Turnover (rounded of) |         |
| 1                | 2015-2016 |                       |         |
| 2                | 2016-2017 |                       |         |
| 3                | 2017-2018 |                       |         |
| Total            |           |                       |         |
| Average Turnover |           |                       |         |

**Note :**

1. Average turnover is to be expressed in lakh of rupees, rounded up to two digits after decimal.
2. Average turnover for 3 years is to be obtained by dividing the total turnover by 3 (three).

Signature of the Applicant