



THENZAWL PEACE CITY

Prepared by:
Urban Development & Poverty Alleviation Department
Government of Mizoram



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The applicant shall bear all its costs associated with or relating to the preparation and submission of its proposal including but not limited to preparation, copying, postage, delivery



fee, expenses associated with any demonstration or presentation which may be required by the Authority, or any other cost incurred in connection with or relating to its proposals. All such costs and expenses shall remain with the applicant and the Authority shall not be liable in any manner whatsoever for the same or for any other cost or other expenses incurred by an applicant in preparation or submission of proposal, regardless to the conduct or outcome of the selection process.



LIST OF ABBREVIATIONS

AMRUT	Atal Mission for Rejuvenation and Urban Transformation
CV	Curriculum Vitae
DPR	Detailed Project Report
GC	General Conditions of Contract
GIS	Geographic Information System
INR	Indian Rupees
MTPA	Million Tons Per Annum
RFP	Request for Proposal
SCC	Special Conditions of Contract
TA/DA	Travel Allowance/ Dearness Allowance
TDS	Tax Deduction at Source
TRN	Transaction Reference Number
UD&PA	Urban Development & Poverty Alleviation Department

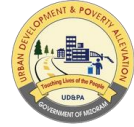


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LETTER OF INVITATION

Reference No.: A-45001/1/2023-TCP

Dated: 22.07.2025

Sir/ Madam:

The Department of Urban Development and Poverty Alleviation, Government of Mizoram invites proposals to provide the following consulting services: **“Development of Thenzawl Peace City”** which includes preparation of Development Plan (Structure Plan and Zonal Plans for three key sectors) and DPR for key infrastructures or three bankable projects emerging from the studies” from eligible agencies and consortia thereof. Details may be perused from the table hereunder.

Date of issue	22.07.2025										
Tendering site	https://tender.mizoram.gov.in/ or https://udpa.mizoram.gov.in/										
Date of pre-bid conference	01.08.2025 Both in person as well as digital link										
Pre-bid queries to be addressed to	Chief Town Planner Town & Country Planning Office Urban Development & Poverty Alleviation Department Government of Mizoram Mizoram New Capital Complex (MINECO) Khatla, Aizawl 796001 Email: tcpaizawl@gmail.com										
Nodal officer in Thenzawl	[To be appointed by the State Government]										
Date by which the proposal must be submitted	29/08/2025										
Tender fee (non-refundable)	INR 25,000 + 18% GST = INR 29,500 payable online at the following details: <table border="1" data-bbox="630 1467 1348 1668"> <tr> <td>Payee:</td><td>Town & Country Planning Wing, UD&PA Deptt.</td></tr> <tr> <td>Bank:</td><td>State Bank of India</td></tr> <tr> <td>Account No:</td><td>31712383289</td></tr> <tr> <td>Account type:</td><td>Current</td></tr> <tr> <td>IFSC code:</td><td>SBIN0001539</td></tr> </table> Kindly include TRN and snapshot of payment in the uploaded documents.	Payee:	Town & Country Planning Wing, UD&PA Deptt.	Bank:	State Bank of India	Account No:	31712383289	Account type:	Current	IFSC code:	SBIN0001539
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Bank:	State Bank of India										
Account No:	31712383289										
Account type:	Current										
IFSC code:	SBIN0001539										
Bid security (Earnest Money Deposit)	Earnest Money Deposit (refundable for all non-successful bidders) of <u>Rs. 18,00,000 /- (Rupees Eighteen Lakhs only)</u> in the form of bank draft drawn in favor of Chief Town Planner, Town & Country Planning Office, Urban Development & Poverty Alleviation Department, Government of Mizoram, payable at Aizawl. OR										



	Earnest Money Deposit (refundable for all non-successful bidders) of <u>Rs. 18,00,000 /- (Rupees Eighteen Lakhs only)</u> in the form of Bank Guarantee (Refer Appendix G). Payee: Town & Country Planning Wing, UD&PA Deptt. Bank: State Bank of India, Aizawl, Main Branch Account No: 31712383289 Account Type: Current Account IFSC Code: SBIN0001539
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Note: Tenderers need a valid Class III Digital Signature Certificate issued by a competent agency recognized by the Root Certification Authority of India to operate the e-procurement site, which should be valid on the date of submission.

2. Further details of the services requested are provided in the enclosed Scope of Work. All information contained in this RFP should be treated as commercially confidential and you are requested to limit dissemination on a need-to-know basis.
3. Please note that while all the information and data regarding this RFP is to the best of Authority's knowledge accurate within the considerations of scoping the proposed project, the Authority holds no responsibility for the accuracy of this information, and it is the responsibility of the Applicant to check the validity of data included in the document.
4. The Authority reserves the sole right to accept or reject any or all proposals without assigning any reason whatsoever.

Yours sincerely,

Chief Town Planner
Town & Country Planning Office
Urban Development & Poverty Alleviation Department
Government of Mizoram



ELIGIBILITY CONDITIONS

This bid is open to individual firms as well as consortia (limited up to three constituent members). In case of a consortium, a joint bidding agreement must be supplied whereby one of the constituents must assume the lead position and be responsible for all outputs in terms of quality, adequacy and timeliness, both for and on behalf of itself as well as the consortium members. The liability between the members shall be joint and several and shall continue throughout the duration of the engagement, should such consortium be awarded the contract.

Specific eligibility conditions include (general)

Condition	Applicable to	Threshold of qualification	Acceptable documentary evidence
Incorporation	Individually to all members of a consortium	The bidder should be a legal entity incorporated in India under any of the following legislations: - The Companies Act, 2013 or the Companies Act, 1956 - The Limited Liability Partnership Act, 2008 - The Partnership Act, 1932 - The Societies Registration Act, 1860, or any equivalent legislation enacted by a State Government under Entry 32, List II of the Seventh Schedule to the Constitution of India (Article 246) Note: - Foreign entities are eligible to participate only if they have a wholly owned or majority-owned ($\geq 50\%$ shareholding) Indian subsidiary incorporated under the Companies Act, 2013 or 1956. - Foreign companies that are legally registered in India under the Companies Act, 2013 or 1956 are also eligible to participate. - The following entities are not eligible to participate in this bid: ▪ Sole Proprietorship Firms ▪ One Person Companies (OPCs) ▪ Hindu Undivided Families (HUFs) ▪ Associations of Persons (AOPs)	- Certificate of incorporation issued by the competent Registrar of Companies and Firms (in case of Companies and LLPs) - Registration Certificate issued by the Registrar of Firms and Societies or such competent Authority specified under the law under which the entity is registered (for Partnership Firms, Societies and Cooperative Societies)
Experience in years	Lead member of the consortium	At least 15 years of having worked in fields related to master planning and engineering design and implementation support – including activities such as plan grounding, site demarcation, land reservation, and investor facilitation aimed at attracting financial stakeholders.	- Experience certificates where the duration should cumulatively exceed 120 months

Condition	Applicable to	Threshold of qualification	Acceptable documentary evidence
Turnover	As above	At least an average of INR 50 (fifty) crore for three consecutive years up to 31 st March, 2024 from master planning and engineering design and implementation support works. Turnover of member firms (Swiss Verein, non-incorporated cooperatives or United Kingdom Private Limited Companies Limited by Guarantees) shall not be considered as part of the applicant's turnover.	- Certificate issued by statutory auditors of all the constituent members
Net Worth	As above	Should be positive, i.e. $\geq$ INR 0 for three consecutive years up to 31 st March, 2024.	- As above

Further, specific eligibility conditions (technical) include

Condition	Applicable to	Threshold of qualification	Acceptable documentary evidence
Master planning	In case of JV, lead member should have experience of at least three out of five projects, of which at least two should have been approved in the last ten years.	- Should have successfully completed at least five Master plans/ development plans/ structure plans/ zonal plans (similar assignments*) of which at least three should have been approved in the last ten years.	- Completion certificate issued by the Client/ OR Notification of the plan - As above; in case of an ongoing project, the Client should issue a letter stating that at least 80 per cent of work is completed satisfactorily.
	Lead members of the consortium	- At least one development plan for a hilly region in the last five years with area more than 12 sq.kms.	
Detailed project report	In case of JV, lead member should have experience of at least 3 out of 5 projects	Should have executed or successfully completed at least five Detailed Project Reports including design implementation and supervision in the last seven (7) years leading up to 31 st March, 2025; sectors may include at least 3 sectors from any of the below– (i) roads of at least 50 km chainage (cumulative) (ii) water supply and wastewater management for at least	- As above; in case of an ongoing project, the Client should issue a letter stating that at least 80 per cent of work is completed satisfactorily.



Condition	Applicable to	Threshold of qualification	Acceptable documentary evidence
		2 lakh souls (single project) (iii) transport & logistics projects such as ITMS, Multi level car parking, multi modal transit hub. (iv) area development of at least 10 hectares (in a single project)	

Illustrative list of "Similar Assignments":

- Sub-Scheme on Formulation of GIS based master plans of AMRUT cities
- Formulation of Risk Informed Master/ Zonal Plan using GIS database/ Development Plan using GIS database
- Spatial Planning for New Town/ Industrial Township/ Smart City
- Formulation of Regional Plan for a region/ sub-region
- Formulation of Strategic Development plans including Tourism Master Plan

Note: Only projects where consideration for services rendered is equal to or in excess of INR 50,00,000 (Indian Rupees Fifty Lakh Only) shall be considered; for work done in NER States, the threshold shall be INR 25,00,000 (Indian Rupees Twenty-Five Lakh Only). Projects completed in India only shall be considered.



SECTION 1: PROJECT BACKGROUND

Mizoram, though over 50% urbanized, has uneven settlement patterns. The State capital, Aizawl alone holds 25% of the State's population and was the first municipal body notified in 2008. The city of Lunglei followed in 2018, with a population of about half of that of Aizawl. In addition, around 25 cities stand notified under the Mizo District Administration of Town Committees Act, 1955 as statutory towns, and these include most of the district headquarters. The State had a gross population of 10.25 lakh in 2011, which is expected to be around 14.25 lakh by 2036.

The State now proposes to promote greenfield development in and around existing urban centers thus far not covered by normative urban development programmes. To this end, it proposes to develop the city of Thenzawl, also a district center, into a new node reflective of modern urbanism, yet at peace with its ecology and environment while fostering economic activity. At this time, the city, suitably positioned between Aizawl, Lunglei and the border district and town of Champhai is known for its handloom and tourism. It has a low existing population, reducing, if not completely eliminating the need for rehabilitation and resettlement through development induced displacement.

The structure plan (statutory plan) will be prepared for a projected ultimate population of up to 10 lakhs, ensuring long-term scalability and comprehensive spatial planning. However, population projections, infrastructure gap assessments, and phasing strategies will focus on the intermediate target of accommodating approximately 5 lakh residents by 2045. At a tentative planning density of 100 persons per hectare, this would require around 5,000 hectares (50 sq. km) of developable land. To account for future growth, the overall land identification and zoning will be based on a requirement of approximately 10,000 hectares (100 sq. km). The actual extent, suitability, and phasing of land development will be determined through detailed studies considering topography, forest cover, and other environmental and regulatory constraints.

In respect of the above, the Authority seeks the services of a professional services firm or consortia thereof, in order to:

1. **Assessment of Economic Development Potential**
 - Evaluate existing trades, callings, and livelihood patterns in the area.
 - Identify future economic opportunities based on market trends, regional advantages, and skill availability.
2. **Assessment of Carrying Capacity**
 - Determine the environmental, infrastructural, and socio-economic carrying capacity of the area to support proposed development activities.
3. **Preparation of Social and Economic Baseline**
 - Conduct demographic profiling, household surveys, occupational mapping, and infrastructure gap analysis to establish a baseline for planning and monitoring.
4. **Development Strategy Formulation**
 - Identify and recommend a sustainable and inclusive development strategy, ensuring alignment with local aspirations, state policies, and national development goals.



5. Preparation of Structure Plan

- Develop a structure plan at 1:4000 scale {as per the Design and Standards documents published by Ministry of Housing and Urban Affairs (MoHUA) in May, 2016 and October, 2020 respectively} that defines the spatial organization of land uses, transportation networks, public utilities, and green/open spaces in compliance with applicable laws and standards.

6. Preparation of Zonal Development Plans

- Based on the structure plan, develop detailed zonal development plans at 1:2000 scale {as per the Design and Standards documents published by Ministry of Housing and Urban Affairs (MoHUA) in May, 2016 and October, 2020 respectively} in conformity with the legal and regulatory framework, including building bye-laws, land use regulations, and environmental guidelines.

7. Preparation of Detailed Project Reports (DPRs)

- Prepare Detailed Project Reports for key infrastructure components and bankable projects identified during the planning process, ensuring technical, financial, and environmental feasibility.
- The DPRs shall include all necessary details to enable tendering and execution, including preliminary and detailed design drawings, cost estimates, Bills of Quantities (BOQs), tender documentation, and construction-level working drawings.

8. Phasing of Development Activities

- Propose a logical and financially viable phasing plan for implementation of development interventions.

9. Identification of Funding Sources and Financial Sustainability

- Identify and assess potential sources of funding, revenue streams, and models for financial sustainability of the proposed interventions.

10. Governance Framework and Institutional Structure

- Propose an appropriate governance structure for project implementation, which should evolve into a municipal body in accordance with the Mizoram Municipal Act, 2007.

11. Safeguards and Protocols

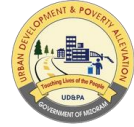
- Develop protocols and safeguards to ensure social inclusion, economic equity, environmental sustainability, and preservation of cultural heritage.

12. Support for Pre-Development and Post-Formation Activities

- Provide technical and advisory support for pre-development activities including site demarcation, slope and geotechnical studies, environmental impact assessments (where required), investor outreach, and inter-departmental coordination.
- Extend post-formation support to the project implementing entity for smooth transition to implementation.

13. Any Other Related Activities

- Undertake any other tasks necessary or incidental to the achievement of the above objectives.



SECTION 2: TERMS OF REFERENCE

CONTENTS	
1	Introduction
2	Description of the Assignment
3	Scope of Work
4	Timeline for Deliverables
5	Support by Consultants after approval of the Thenzawl Peace City Plan
6	Procedure for Monitoring & Review of this Assignment
7	General
8	Payment Schedule
9	Budget



1. INTRODUCTION

The development of Thenzawl Peace City comprises of the following phases/components:

- i. Phase – I: Spatial Planning & GIS Mapping
- ii. Phase – II: Project Identification, Feasibility Study & DPR Preparation
- iii. Phase – III: Project Implementation & Institutional Setup

2. DESCRIPTION OF THE ASSIGNMENT

The Urban Development & Poverty Alleviation Department, Government of Mizoram, seeks to engage a qualified consultancy team for the preparation of an integrated urban development plan for **Thenzawl Peace City**. This plan will guide the city's development toward a functional, sustainable, and inclusive urban future, aligning with the vision of accommodating a population of 10 lakhs by 2045. The proposed areas of interest include Thenzawl, S. Zote, Buangpui, S. Kanghmun, and Neihloh; however, these are indicative and subject to refinement, including the possible inclusion or exclusion of other villages, during the course of the study.

The primary output of this assignment is a **Structure Plan** that defines the spatial and functional framework for urban growth. This plan shall prioritize broad land use plan and include **infrastructure systems, public services, economic zones, and institutional arrangements** necessary for the city to operate effectively. The visual form and land use regulations of the city will be developed only as a second layer, supporting the city's core functional objectives.

3. SCOPE OF WORK

The consultants shall undertake the following broad tasks:

3.1 Baseline studies

3.1.1 Geotechnical and other studies: An area within radius of around 15 kilometers from the existing town center shall be studied for this purpose, including, but not restricted to:

- Terrain and contours at 2.00-meter intervals
- Soil structure, slope stability and bearing capacity
- Vegetation including demarcation of any forests (declared or recognized), bamboo and/or other plantations
- Wildlife (fauna) survey (including secondary data), identification of natural habitats and influence areas
- Approximate extents of landholding (Land Revenue and Settlement Department shall facilitate the same)
- Building details, including footprint mapping and building use (residential, commercial, institutional, etc.), and construction type.

3.1.2 Conduct a comprehensive baseline study of the existing land use, demographic, economic, environmental, and physical conditions of Thenzawl and its regional linkages. This shall include a **100% household (HH) survey** to capture detailed socio-economic, housing, and infrastructure-related data at the household level. The survey shall form a key input for demographic profiling, infrastructure gap assessment, and future planning.

3.1.3 Identify major constraints, opportunities, and drivers for future growth.

Note:

- All of the above must be developed and presented on GIS platform (QGIS, shapefiles and appropriate linked database formats such as OpenSQL).
- The summary data shall become property of the Government of Mizoram.



- The geo-database shall be prepared as per the Design and Standards documents published by Ministry of Housing and Urban Affairs (MoHUA) in May, 2016 and October, 2020 respectively.

3.2 Development strategy

3.2.1 Conduct a sectoral assessment of certain specified areas, including

- Indigenous trades
- Education
- Tourism
- Healthcare
- Residential zones
- Government activities including creating a replica of major State administrative functions

Each of the above should be assessed for potential, investment, SWOT, risks and offtake, including the risk of disruption of indigenous cultural aspects

3.2.2 Identify the absorption of new workforce and dependents from within the local populace in the above sectors

3.2.3 Compute (at least three) different scenarios of demographic progression including both indigenous population as well as settlers from outside the State (temporarily or long term)

3.2.4 Compute the estimated economic multipliers of the three or more situations so that the State may elect a preferred development scenario. In doing so, factors such as revenue yields and repatriation of monies to local development should also be considered. In all situations, economic multipliers, EIRR and social coping costs (ability of the local populace to cope with changing social and economic situations) should be factored.

3.3 Structure Plan Preparation (Horizon Year: 2045)

3.2.5 Define the city's functional structure, including:

- Land Use Distribution proposal
- Economic and employment zones
- Infrastructure corridors (mobility, water, power, sanitation, digital)
- Institutional and governance zones
- Environmental buffers and hazard-prone areas

3.2.6 Outline sectoral strategies and city-wide infrastructure networks.

3.2.7 Provide phased population distribution and public service delivery frameworks.

3.2.8 Ensure integration with state-level and regional development plans.

3.4 Zonal Planning

3.3.1 Prepare Zonal Development Frameworks for three key sectors:

- (i) Education: Focus on strengthening educational infrastructure, access, and institutional integration across zones.
- (ii) Tourism, Culture & Livelihood (including Handloom & Textile): Including Handloom and Textile sectors, with strategies for sustainable tourism development, cultural preservation, and livelihood enhancement.
- (iii) Civic, Residential & Administrative functions: Encompassing residential land use planning, civic infrastructure, and administrative facilities to support institutional growth, urban livability, and efficient service delivery.

3.3.2 Recommend land use guidelines and development controls supportive of each sector's operational requirements.

3.5 Project Identification and Prioritization

- 3.4.1 Identify key catalytic projects essential for functional city development.
- 3.4.2 Assess technical and financial feasibility of proposed projects.
- 3.4.3 Prioritize three bankable projects for Detailed Project Report (DPR) preparation. DPRs for key infrastructures or bankable projects that arises out of the studies.
- 3.4.4 Prepare Detailed Project Reports (DPRs) for the 3 (three) identified projects. The DPRs shall include all necessary details to enable tendering and execution, including preliminary and detailed design drawings, cost estimates, Bills of Quantities (BOQs), tender documentation, and construction-level working drawings.

3.6 Implementation and Governance Framework

- 3.5.1 Recommend an institutional structure for plan implementation, inter-agency coordination, and municipal governance.
- 3.5.2 Propose models for land development (e.g., land pooling, guided development).
- 3.5.3 Outline a resource mobilization plan and capacity-building roadmap.

4. TIMELINE FOR DELIVERABLES

The Consultant is expected to adhere to the following schedule for deliverables

Sl. No	Deliverables	Indicative timeline (w.r.t. notice to proceed)
1	Inception Report	1 month
2	Baseline studies which will include preliminary zoning of the three sectors	6 months
3	Development strategy	9 months
4	Draft Structure Plan (2045)	12 months
5	Final Structure Plan (post feedback)	14 months
6	Zonal Development Framework (3 sectors)	17 months
7	Project Identification including feasibility studies & Prioritization Report	20 months
8	Draft Detailed Project Reports (3 Projects)	22 months
9	Detailed Project Reports (3 Projects)	24 months
10	Institutional & Implementation Plan	24 months

Note:

- Processing time is the time between submission of the stage report and issue of the minutes for approval/ modification of the same and would be about 30 days.
- The period between the submission of report/ plan and its processing would not be included in the period of assignment.
- The Client will ensure that the total period for completion for the assignment does not exceed 24 months. The State Government may change the duration of time allotted for various stages as required.
- The Consultant will be required to make a presentation before the Evaluation & Review Committee (ERC) within a week of submission of each of the above reports. The observations/ suggestions of ERC will be incorporated in the next stage of submission.
- The payment will become due on approval of the stage reports and on raising of bills/ invoice by the consultant after the approval of the stage report. The processing time of the payment will be 30 days for all other payments.
- The core assignment deliverables shall be completed within 24 months from the effective date of contract. This shall be followed by an additional 12-month advisory support period, post-approval of the Draft Thenzawl Peace City Plan, as part of the contract obligations. However, this extended support shall not require full-time deployment and shall be limited to advisory and facilitative functions as defined.

5. ACCEPTANCE OF DELIVERABLES



The Client shall review and respond to each submitted deliverable within ten (30) days of receipt.

5.1 If accepted, formal confirmation will be provided.

5.2 If not accepted, the Client shall specify the reasons for rejection and return it for revision.

5.3 If the Client neither responds within the stipulated period nor raises objections, or if it uses the deliverable, it shall be deemed accepted.

5.4 The Consultant shall revise and resubmit the deliverable within a reasonable time to address the Client's concerns.

6. SUPPORT BY CONSULTANT AFTER APPROVAL OF THE THENZAWL PEACE CITY PLAN

Notwithstanding the overall assignment period of twenty-four (24) months from the effective date of the Contract, the Consultant shall provide continued advisory support for a period of twelve (12) months from the date of approval of the Draft Thenzawl Peace City Plan.

This support shall include participation in workshops, technical clarifications, inter-agency discussions, preparation of revised submissions as requested by the Client, and any other facilitation necessary to assist the Client during the plan finalization and institutional setup stages.

For the avoidance of doubt, this 12-month post-approval support period shall be considered an extension of the Consultant's engagement beyond the standard deliverables timeline and shall not count toward the 24-month duration of the main assignment. However, it shall form part of the scope of work and obligations under this Contract.

Any additional costs for fulfilling obligations during this extended support period shall be deemed included in the Consultant's Financial Proposal unless otherwise agreed through a supplementary agreement or variation order.

7. PROCEDURE FOR MONITORING & REVIEW OF THE ASSIGNMENT

The Consultant's work will be monitored and reviewed through a two – tier committee system to ensure strategic oversight and technical quality control.

6.1 Tier 1: High-Level Steering Committee (HLSC)

A High-Level Steering Committee shall be constituted by the State Government, to provide overall strategic guidance, interdepartmental coordination, and high-level policy support to the project. The HLSC shall convene at key milestones to review overall progress, resolve interdepartmental issues, and approve the strategic direction of the project.

6.2 Tier 2: Evaluation and Review Committee (ERC)

The Consultant's deliverables will be reviewed in detail by an Evaluation and Review Committee (ERC) to be constituted by the State Government, for technical and operational monitoring. The Consultants shall submit each of the deliverables as per the agreed schedule. Within a week of submission, they will make a presentation to the ERC. The Committee shall provide feedback and suggestions, which the Consultant must incorporate into the subsequent stage of the assignment.

8. GENERAL

- i) The details about the methodology and data outputs in respect of consultancy should be worked out in the bid offer by the consulting firm.
- ii) All data, information, analysis, and outputs generated under this assignment shall be the sole and exclusive property of the Client. The Consultant shall have no ownership



- rights and shall not reuse, share, or publish any part of the data or reports without written permission from the Client.
- iii) The data collected and the research results of the Consultancy shall not be divulged to other agencies without the explicit approval of the Client.
 - iv) All reports should be submitted in hard and soft copy. Reports should be in Microsoft Word format, maps and drawings should be in the compatible format of GIS facilities available with the Client.
 - v) Monthly Progress Report will be submitted by the consultant to review the progress of the project.
 - vi) For the duration of the assignment, the project team will be deployed and stationed at an office in Aizawl, and that the associated office space costs will be borne by the consultants and billed into the financial proposal.

9. Payment schedule

The Consultant shall be remunerated in the following manner

Sl. No	Deliverables	Percentage of final contract value (inclusive of GST)	Cumulative payout
1	Inception Report	05%	05%
2	Baseline studies which will include preliminary zoning of the three sectors	20%	25%
3	Development strategy	10%	35%
4	Draft Structure Plan (2045)	15%	50%
5	Final Structure Plan (post feedback)	05%	55%
6	Zonal Development Framework (3 sectors)	15%	70%
7	Project Identification including feasibility studies & Prioritization Report	05%	75%
8	Draft Detailed Project Reports (3 Projects)	15%	90%
9	Detailed Project Reports (3 Projects)	05%	95%
10	Institutional & Implementation Plan	05%	100%

10. BUDGET

- i) The total project cost for the Development of Thenzawl Peace City is Rs. 9.3 Crores (inclusive of GST)
- ii) Consulting firms are expected to submit financial proposals within the overall ceiling of ₹9.3 Crores (inclusive of GST).
- iii) Proposals exceeding this amount may be subject to disqualification during evaluation.



SECTION 3: INFORMATION TO CONSULTANTS

1. INTRODUCTION

- 1.1 Urban Development & Poverty Alleviation Department, Government of Mizoram, henceforth referred as 'Client', will select a consultant for carrying out the assignment Consultancy Services for development of Thenzawl Peace City.
- 1.2 Proposals should be submitted in English.

2. METHOD OF SELECTION

- 2.1 Selection will be done on basis of two stage process:
 - Stage 1: **Pre-Qualification** – This is a screening stage to pre-qualified consultants. Only those who fulfil the criteria shall proceed to the subsequent stage.
 - Stage 2: **Technical Evaluation** – The technical proposals of shortlisted firms will be evaluated based on a total of **100 marks**, with a minimum qualifying score of **80 marks (80%)**. The marks obtained in this stage will contribute **70% weightage** to the final QCBS score.
 - Stage 3: **Financial Evaluation** – Financial proposals will be opened only for those who qualify technically. The lowest bidder will receive the maximum score of 100 (30% QCBS weightage), and other bids will be scored proportionately
 - The Consultant selection will be based on **Quality and Cost Based Selection (QCBS)** wherein the scoring will be 70:30 (technical: financial) ratio and the selected consultant will be invited for discussions/ negotiations / clarifications for the purpose of signing a Contract Agreement, on recommendations of the Evaluation & Review Committee and final approval to be given by the High-Level Steering Committee.
- 2.2 Interested consulting firms are requested to submit two documents on the e-procurement portal:
 - Technical Proposal
 - Financial Proposal
- 2.3 Consultants must submit an original and two additional copies of Pre-qualification, Technical Proposal and Financial Proposal along with soft copy.
- 2.4 The proposals must be accompanied with a non-refundable tender fee of **Rs. 25,000/- (Rupees twenty-five thousand only)** to be paid via online transfer only, to the following account:

Payee	:	Town & Country Planning Wing, UD&PA Deptt.
Bank	:	State Bank of India
Account No	:	31712383289
Account Type	:	Current
IFSC Code	:	SBIN0001539

[Kindly include TRN and snapshot of payment in the uploaded documents]
- 2.5 The Technical Proposal should be accompanied with an Earnest Money Deposit (refundable for all non-successful bidders) of **Rs. 18,00,000 /- (Rupees Eighteen Lakhs only)** in the form of bank draft drawn in favor of Chief Town Planner, Town



& Country Planning Office, Urban Development & Poverty Alleviation Department, Government of Mizoram, payable at Aizawl.

Validity of the Earnest Money:

- Validity of the Earnest Money should be 180 days. If bank draft validity does not conform 120 days, other acceptable instruments for EMD such as bank guarantee may be considered.

Refund/Adjustment of Earnest Money:

- Earnest money of the unsuccessful bidder(s) shall be refunded as early as possible.
 - Earnest Money may be released on submission of Performance Guarantee
 - No interest shall be paid on Earnest Money
 - Earnest money shall stand forfeited -
 - If the bid is withdrawn at any time before the validity period, or
 - If the successful bidder fails to submit performance guarantee and sign the contract
- 2.6 The outer envelope containing proposal should be marked clearly "Consultancy Services for development of Thenzawl Peace City".
- 2.7 The proposal submission address is:
Chief Town Planner
Town & Country Planning Office
Urban Development & Poverty Alleviation Department
Government of Mizoram
MINECO, Khatla - 796001
Email: tcpaizawl@gmail.com
- 2.8 Proposals must be submitted not later than the following date and time:
Date: 29/08/2025, Time: 04:00 PM.
- 2.9 Proposals must remain valid 90 days after the submission date until validity extended by the Consultant. During this period, the consultant is expected to keep available the key professional staff proposed for the assignment. The client will make the best effort to complete the tendering process within this period. If the client wishes to extend the validity period of the proposals, the Consultants may do so and those who do not agree have the right not to extend the validity of their proposals.

3. PRE – BID CONFERENCE

- 3.1 A pre-bid conference will be held on 01/08/2025 at 11:00 AM in the meeting room of the Director, Urban Development & Poverty Alleviation Department, Government of Mizoram. Consultants are encouraged to attend the conference before submitting their proposals.
- 3.2 Clarifications of the RFP may be requested by the Consultants (in writing only, by email) up to three working days prior to pre-bid conference. The address for requesting clarifications is:
Chief Town Planner
Town & Country Planning Office
Urban Development & Poverty Alleviation Department
Government of Mizoram
MINECO, Khatla – 796001
Email: tcpaizawl@gmail.com



4. At any time before the submission of Proposals, the Client may, for any reason, whether at its own initiative or in response to a clarification requested by an invited consulting firm, modify the RFP documents by amendment. The Client may at its discretion extend the deadline for the submission of Proposals.
5. The costs of preparing the proposal, including visit to the Client, etc., are to be borne by the Consultant.
6. Awarding the consultancy will be in accordance with policies of Government of Mizoram, including policies on corrupt and fraudulent practices.

7. PREPARATION OF PROPOSAL

7.1 Pre-qualification criteria

- Interested Consultants shall submit information in the prescribed Pre-Qualification Forms provided in Section 4 of this document. Only those Consultants whose responses are found satisfactory will be considered for evaluation of Technical Proposal.

7.2 Technical Proposal

- In preparing the Technical Proposal, consulting firms are expected to examine the documents comprising this RFP in detail. Material deficiencies in providing the information requested may result in rejection of a Proposal.
- The Technical Proposal should provide information using the Standard Forms provided in Section 5 of this document only, failing which the proposal may be summarily rejected.
- The Technical Proposal shall not include any financial information.

7.3 Financial Proposal

- The Financial Proposal should be submitted in Standard Forms provided in Section 6 of this document only.
- The proposal should be complete, i.e., it should list all costs associated with the Assignment.
- The Financial Proposal should clearly identify, as a separate amount, the local taxes (including social security), duties, fees, levies, and other charges imposed under the applicable law, on the consultants, the sub-consultants, and their personnel.
- The financial proposal should be prepared in Indian Rupees.

8. SUBMISSION, RECEIPT AND OPENING OF PROPOSALS

- 8.1 The original Proposal (including Pre-qualification, Technical Proposal and Financial Proposal) shall be prepared in indelible ink. Any corrections must be initialed by the person or persons who sign(s) the Proposals.
- 8.2 An authorized representative of the consulting firm initials all pages of the Proposal. The representative's authorization is confirmed by a written power of attorney accompanying the Proposal.
- 8.3 The original and all copies of the Pre-Qualification shall be placed in a sealed envelope clearly marked "Pre-Qualification".
- 8.4 Technical Proposal, including original and all copies shall be placed in a sealed envelope clearly marked "Technical Proposal," and the original and all copies of the Financial Proposal in a sealed envelope clearly marked "Financial Proposal" and warning: "**Do Not Open with the Technical Proposal.**" Technical and Financial envelopes shall be placed into an outer envelope and sealed. This outer envelope shall bear the title "**Technical and Financial Proposal**". This envelope along with Pre-Qualification envelope will be placed in another envelope, sealed

and clearly showing the name of the assignment, the submission address, and town for which the proposal is submitted.

- 8.5 The completed Pre-qualification, Technical and Financial Proposal must be delivered at the submission address on or before the time and date specified. Any Proposal received after the closing time for submission of proposals shall be returned unopened.
- 8.6 After the deadline for submission of proposals the Pre-qualification envelope shall be opened immediately by the ERC Committee. If the ERC Committee desires, the short-listed consultants may be called for presentation. The information will be evaluated. The Technical Proposal of only the qualifying Consultants will be opened after evaluation process. The Financial Proposal shall remain sealed until technical capability statement of all submitted proposals is prepared and consultants short-listed. The consultant's representative may opt to be present during the financial bid opening. The date will be conveyed by the consultant to the client in advance.

9. PROPOSAL EVALUATION

9.1 General

From the time the bids are opened to the time the contract is awarded, if any consultant wishes to contact the Client on any matter related to its proposal, it should do so in writing at the address indicated. Any effort by the firm to influence the Client in the Client's proposal evaluation, proposal comparison or contract award decisions may result in the rejection of the consultant's proposal.

9.2 Evaluation of Technical Proposals

The authorized Evaluation & Review Committee evaluates the proposals based on their responsiveness to the Terms of Reference, applying the evaluation criteria specified. Each proposal will be given a technical score. A proposal shall be rejected at this stage if it does not achieve the minimum technical score.

The evaluation criteria are as follows

No.	Criteria	Sub-total	Total
1	Adequacy of the proposed work plan in response to ToR		
a	Appreciation of the Terms of Reference	05	
b	Sensitivity to the State and its culture and legal frameworks	05	
c	Approach taken	05	
d	Methodology suggested	05	
e	Adequacy of the proposed work plan	05	
	Sub-total	25	
2	Qualifications and competence of the key professional staff for the assignment		
a	Team Leader (Urban & Regional Planner)	15	
b	Development Economist	8	
c	Town Planner	8	
d	GIS/Remote Sensing Expert	6	
e	Water supply & public health expert	6	
f	Road Engineer	5	
g	Transport Planner	5	
h	Environment/ Disaster Expert	5	
i	Economist/ Financial Expert	5	
j	Social/ Community Development Expert	5	
k	Institutional Development Expert	4	



No.	Criteria	Sub-total	Total
I	Geotechnical and structural engineering expert	3	
		75	
	Total Marks		100

9.3 The minimum required experience of proposed key professional staff is:

Sl. No	Key Professional	Minimum Qualification	Deployment		
			On-site	Off-site	Total
1	Team Leader	Post Graduate in Planning with 15 years' experience	18	06	24
2	Development Economist	Master's Degree or equivalent in Development Economics/ Planning/ Finance with 10 years' experience in Urban Development Projects	06	06	12
3	Town Planner	Post Graduate in Planning with 12 years' experience	06	06	12
4	GIS/Remote Sensing Expert	PG in Geoinformatics or equivalent, with 10+ years' experience	08	04	12
5	Water supply & public health expert	Master's Degree or equivalent in Public Health Engineering, Civil Engineering (with specialization in Water and Sanitation), or Environmental Engineering, with 10+ years' experience	06	03	09
6	Road Engineer	Master's Degree or equivalent in Civil Engineering with Roads, with 10+ years' experience	10	02	12
7	Transport Planner	Post Graduate in Transport Planning, with 10+ years' experience	10	02	12
8	Environment/Disaster Expert	Postgraduate degree in Environmental Science, Environmental Engineering, Disaster Management, Climate Studies, or Master's in planning (with specialization in Environment or Disaster Risk Reduction), with 10+ years' experience.	06	06	12
9	Economist/ Financial Expert	CA/ MBA Finance with 10+ years of experience in financial modelling and structured finance; experience in revenue & tax desirable	06	18	24
10	Social/Community Development Expert	Master's degree in sociology, social work, community planning or related field, 10+ years' experience in social safeguards in internationally funded engagements, experience in NER desirable	06	06	12
11	Institutional Development Expert	Master's degree in management, public policy, organizational development, law or related field with 10+ years of experience in organizational design and/or	06	06	12

Sl. No	Key Professional	Minimum Qualification	Deployment		
			On-site	Off-site	Total
		operational efficiency; experience in NER desirable			
12	Geotechnical and structural engineering expert	Master's degree in civil or structural engineering, soil mechanics or geotechnical engineering; 10+ years of experience in soil and foundation engineering	06	06	12

Note:

- The Consultant shall ensure that all key personnel evaluated at the time of selection remain available for the duration of the assignment. Any replacement must be approved by the Client and must be of equal or superior qualification and experience.
 - The total years of experience will be counted/ considered from the post-graduation degree only.
- 9.4 The minimum technical score required to pass is: 80% (80 out of 100)

Public Opening and Evaluation of Financial Proposals

- 9.5 After the evaluation of Technical Proposal is completed, the Client shall notify only those consultants who are technically qualified and the date and time for opening of financial proposals.
- 9.6 The Financial Proposals shall be opened publicly in the presence of the consultants' representatives who choose to attend. The name of the consultant, the technical scores, and the proposed amount shall be read aloud and recorded when the Financial Proposals are opened. The Client shall prepare records of the public opening.
- 9.7 The authorized ERC Committee will determine whether the Financial Proposals are complete, (i.e., whether they have quoted all items of the corresponding Technical Proposals, if not the client will quote them and add their cost to the initial price), correct any computational errors, etc.
- 9.8 The Consultant selection will be based on **Quality and Cost Based Selection (QCBS)** wherein the scoring will be 70:30 (technical: financial) and the selected consultant will be invited for discussions/ negotiations / clarifications for the purpose of signing a Contract Agreement.
- 9.9 The lowest bidder will be awarded 100 marks (scaled to 30%), and others will be scored proportionally using the formula:

$$\text{Financial Score} = (\text{Lowest Bid} / \text{Bidder's Bid}) \times 100$$

10. DISCUSSIONS/ CLARIFICATIONS WITH THE SUCCESSFUL BIDDER

- 10.1 **Discussions/ clarifications** will be held to reach agreement on all points and sign a contract.
- 10.2 Discussions/ clarifications will include a discussion of the Technical Proposal, the proposed methodology (work plan), staffing and any suggestions made by the firm to improve the Terms of Reference. The Client and Consultant will then work out the final Terms of Reference, staffing, staff-months, logistics, and reporting which will be incorporated in the Contract.
- 10.3 **Discussions/ clarifications** will be held at the meeting room of the Director, Urban Development & Poverty Alleviation Department on date set by mutual convenience.

11. AWARD OF CONTRACT

- 11.1 The contract will be awarded after the tendering process is complete subject to approval by the competent authority. No Technical Proposal is to be returned.



Financial Proposal of those Consultants who are not pre-qualified and who are technically disqualified only are to be returned unopen.

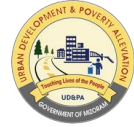
- 11.2 On award of the consultancy, the Consultant should be required to enter into an agreement with Client for the successful completion of the Consultancy as per the Terms and Reference.
- 11.3 The firm is expected to commence the assignment on the date and at the location specified in the Contract.
- 11.4 Termination of the Contract will be in accordance with provisions of the Clause 2.6 of General Conditions of Contract. In case of dispute the matter will be referred to a sole arbitrator to be appointed by the Client, in accordance with the Arbitration and Conciliation Act, 1996.
- 11.5 The Client will provide the relevant data/reports available. Collecting any other data relevant to the assignment will be the responsibility of the consultants. The Client will provide the necessary introductory letter to get information from other concerned agencies/departments, wherever applicable.

12. CONFIDENTIALITY

Information relating to evaluation of proposals and recommendations concerning awards shall not be disclosed to the consultants who submitted the proposals or to other persons not officially concerned with the process.

13. OTHER CONDITIONS OF PAYMENT

- i) No separate TA/DA would be payable in addition to Consultancy fee.
- ii) The TDS and other taxes as applicable under the law would be deducted by the Client from the amount payable as Consultancy fee.
- iii) Liquidation damages for delay shall be applied as per Clause 2.6 of the General Conditions of Contract (GCC).
- iv) The successful bidder will have to provide a **Performance Guarantee of 5%** of the contract amount in case of Service [as per the Mizoram Public Procurement Rules 2020, Rule 57(2)] at the time of signing the Contract Agreement as per the following details:
 - The guarantee is to be valid upto one year from date of approval of Draft Thenzawl Peace City Plan.
 - This shall have to be furnished by the Consultant within 15 days from the date of issue of a letter accepting the offer of the assignment.
 - The performance guarantee shall be submitted in the prescribed form (Section 7, Appendix-F) from any scheduled commercial bank appearing in the second schedule of RBI incorporated in India.
 - The Performance Guarantee Bond and/or any amendment thereto shall be executed on a stamped paper of requisite money value in accordance with Indian laws.
 - No other form of Guarantee shall be acceptable.



SECTION 4: PRE – QUALIFICATION – STANDARD FORMS

[Letterhead of Consultant]

To,

[Name & address of Nodal Officer]

Sub: Consultancy Services for “Development of Thenzawl Peace City” – reg.

Sir,

1. We, the undersigned, offer to provide the consulting services for the above assignment in accordance with your Request for Proposal vide advertisement dated [Date]. We are hereby submitting our Proposal for the Development of Thenzawl Peace City under Urban Development & Poverty Alleviation Department, Government of Mizoram
2. The Proposal contains the following documents in separate sealed envelopes:
 - Pre-Qualification – original + 2 copies
 - Technical Proposal – original + 2 copies
 - Financial Proposal – original + 2 copies
 - CD or pendrive containing editable copy (MS-Word) of Pre-Qualification and Technical Proposal
3. We have gone through the RFP documents and understand the terms and conditions. We understand that you are not bound to accept any proposal you receive.

Yours sincerely,

Authorized Signature:
Name and Title of Signatory:
Name of Firm:
Address:

Enclosure:

1. Pre-Qualification (in sealed cover)
2. Demand Draft of Rs. _____/- towards tender fee
3. Technical & Financial Proposal (in sealed cover)



PRE – QUALIFICATION – STANDARD FORMS

4.A GENERAL

1. Name of the consulting firm
2. In case of consortium, name of other partners of the consortium
3. In case the consulting firm is a subsidiary of a larger organization, please write the name of the parent organization
4. Consulting firm's registered address in India
5. Consulting firm's address for correspondence regarding this project, including phone numbers (mention city code), fax numbers and email addresses
6. Details of the authorized signatory of the consulting firm for communication regarding this project
 - Name
 - Designation
 - Contact details of the authorized signatory
 - Office Phone (Direct Line/ Extension) Number
 - Fax Number
 - Mobile Phone Number
 - Email Id
7. Please mention the audited turnover of the Consulting Firm/ Consortium Lead in the preceding five financial years (Rs. Crores)

FY 2019-2020:	_____	Cr. INR
FY 2020-2021:	_____	Cr. INR
FY 2021-2022:	_____	Cr. INR
FY 2022-2023:	_____	Cr. INR
FY 2023-2024:	_____	Cr. INR

Note: Only those firms should apply whose turnover is at least an average of ₹ 50 Crore for three consecutive financial years up to 31st March, 2024. For a consortium, the lead firm must individually meet this criterion.

4.B EXPERIENCE OF THE CONSULTING FIRM

1. Total Experience since the inception of firm (in years) :
2. Main line business :
3. Experience in consultancy (in years) :
4. Experience in consultancy in relevant field (in years) :

4.C FIVE MAJOR PROJECTS EXECUTED

Sl. No.	Name of Project	Client	Type of project	Location of Project	Value of the Project (in Rs.)	Stage of project execution	
						(completed/ under progress) as on date	Year of completion
1							
2							
3							
4							
5							



4.D RELEVANT PROJECT EXPERIENCE OF THE CONSULTING FIRM

Sl. No	Title of the project	Client name	Whether participated as individual consulting firm/ member of consortium	Project cost in Rs.	Stage of project execution (completed/ under progress) as on date	Any other relevant information
			(if member of consortium, mention the consortium lead)			
1						
2						
3						

4.E QUALIFICATION AND EXPERIENCE OF KEY PROFESSIONALS

Sl. No	Field of Expertise	Qualifications			Experience			
		PhD	PG	Graduate	Total	In relevant projects	Names of corresponding project	National/ International Experience
1								
2								
3								
4								
5								
6								
7								
8								
9								
10								
11								

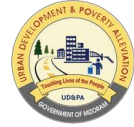
Illustrative list of “Similar Assignments”:

- Sub-Scheme on Formulation of GIS based master plans of AMRUT cities
- Formulation of Risk Informed Master/ Zonal Plan using GIS database/ Development Plan using GIS database
- Spatial Planning for New Town/ Industrial Township/ Smart City
- Formulation of Regional Plan for a region/ sub-region
- Formulation of Strategic Development plans including Tourism Master Plan

Note: Only firms that have not less than 5 years’ experience in the relevant field. For consortium, all firms must conform to this criterion.



4.F WRITE-UP ON THE TOPIC “STRUCTURE/ DEVELOPMENT PLAN FORMULATION IN INDIA AND ITS IMPLEMENTATION” IN ABOUT 1000 WORDS.



SECTION 5: TECHNICAL PROPOSAL – STANDARD FORMS

CONTENTS

- 5A Technical Proposal Submission Form
- 5B Firm's references
- 5C Comments and suggestions on the Terms of Reference and on data services and facilities to be provided by the Client
- 5D Description of the methodology and work plan for performing the assignment
- 5E Team Composition and Task Assignments
- 5F Format of Curriculum Vitae of proposed key professional staff and team
- 5G Time schedule for key professional personnel
- 5H Activity (work) schedule



5.A TECHNICAL PROPOSAL SUBMISSION FORM

[Location, Date]

To,

[Name & Address of Nodal Officer]

Sub: Consultancy Services for "Development of Thenzawl Peace City" – reg.

Sir,

1. We, the undersigned, offer to provide the consulting services for the above assignment in accordance with your Request for Proposal vide advertisement dated [Date]. We are hereby submitting our Proposal for the Development of Thenzawl Peace City under Urban Development & Poverty Alleviation Department, Government of Mizoram
2. We submit herewith our Technical Proposal and Demand Draft of Rs. _____/- towards Earnest Money in one envelope and a Financial Proposal sealed under a separate envelope. The Technical Proposal is also provided in a CD/ pendrive.
3. The Proposal contains the following documents in separate sealed envelopes:
 - Technical Proposal – original + 2 copies+ DD
 - Financial Proposal – original + 2 copies
 - CD or pendrive containing editable copy (MS-Word) of Pre-Qualification and Technical Proposal
4. We have gone through the RFP documents and understand the terms and conditions. We understand that you are not bound to accept any proposal you receive.

Yours sincerely,

Authorized Signature:
Name and Title of Signatory:
Name of Firm:
Address:

Enclosures: As above



5.B FIRM'S REFERENCE

Using the format below, provide information on each reference assignment for which your firm, either individually as a corporate entity or as one of the major companies within an association, was legally contracted.

5.B.(i) Relevant services carried out in the last five years that best illustrate qualifications

Firm's Name:

Assignment Name:		Country:
Location within Country:		Key professional staff provided by your Firm/ (profiles):
Name of Client:		No. of Staff:
Address:		No. of Staff-months: Duration of assignment:
Start Date (Month/Year):	Completion Date (Month/Year):	Approx. Value of Services (in Rs.):
Name of Associated Consultants, if any:		No. of months of key professional staff provided by Associated Consultants:
Name of Senior Staff (Project Director/Coordinator, Team Leader) involved and functions performed:		
Narrative Description of Project:		
Description of Actual Services Provided by Your Staff:		



5.B.(II) PARTICULARS AND EXPERIENCE OF FIRM(S)

Relevant services carried out in the five projects* like the assignment, considered to best illustrate experience and capabilities of the consulting firm/ Consortium since the inception of the Consultant firm in the format given below.

S. No	Field of specialization	Name of consulting firm	Assignment Name	Name of Client	Whether participated as individual consulting firm/ member of consortium, if member of consortium mentions the consortium lead	Project Cost in Rs.	Stage of Project execution on ground (initiated/ in progress/ completed)	Any other relevant information
1	2	3	4	5	6	7	8	9
1								
2								
3								
4								
5								

*Note: If the proposal is being submitted by a consortium, mention the best five relevant projects carried out by consortium or constituent firms.

Illustrative list of "Similar Assignments":

- Sub-Scheme on Formulation of GIS based master plans of AMRUT cities
- Formulation of Risk Informed Master/ Zonal Plan using GIS database/ Development Plan using GIS database
- Spatial Planning for New Town/ Industrial Township/ Smart City
- Formulation of Regional Plan for a region/ sub-region
- Formulation of Strategic Development plans including Tourism Master Plan



5.B.(III) EXPERIENCE OF THE CONSULTING FIRM

Sl. No.	Name of consulting firm/ consortium	Total Experience since the inception of firm (in years)	Experience in Relevant Field (Years)
1			

5.C COMMENTS & SUGGESTIONS OF CONSULTANTS ON THE TERMS OF REFERENCE AND ON DATA, SERVICE & FACILITIES TO BE PROVIDED BY THE CLIENT

On the Terms of Reference:

1

2

3

4

5

On the data, services, and facilities to be provided by the Client:

1

2

3

4

5



5.D DESCRIPTION OF THE METHODOLOGY & WORK PLAN FOR PERFORMING THE ASSIGNMENT

5.E TEAM COMPOSITION & TASK ASSIGNMENTS

1. Technical/ Managerial Staff

Sl. No	Name	Proposed Position	Total experience (years)	Relevant experience in years
1				
2				
3				
4				

2. Support Staff

Sl. No	Name	Proposed Position	Total experience (years)	Tasks to be performed
1				
2				
3				
4				



5.F FORMAT OF CURRICULUM VITAE (CV) FOR PROPOSED KEY PROFESSIONAL STAFF

Proposed Position: _____

Name of Firm: _____

Name of Expert: _____

Profession: _____

Date of Birth: _____

Years with Firm/Entity: _____ Nationality: _____

Membership in Professional Societies: _____

Detailed Tasks Assigned: _____

Key Qualifications: _____

[Give an outline of expert member's experience and training most pertinent to tasks on assignment. Describe degree of responsibility held by expert member on relevant previous assignments and give dates and locations. Use about half a page.]

Education: _____

[Summarize college/university and other specialized education of expert member, giving names of schools, dates attended, and degrees obtained. Use about one quarter of a page.]

Employment Record: _____

[Starting with present position, list in reverse order every employment held. List all positions held by expert member since graduation, giving dates, names of employing organizations, titles of positions held, and locations of assignments. For experience in last ten years, also give types of activities performed and client references, where appropriate. Use about two pages.]

Languages: _____

[For each language indicate proficiency: excellent, good, fair, or poor; in speaking, reading, and writing]

Certification:

I, the undersigned, certify that to the best of my knowledge and belief, these data correctly describe me, my qualifications, and my experience. If awarded the Contract, I undertake to work with this Firm only on this assignment.

[Signature of expert member]

[Signature of authorized representative of Firm]

Date: Day/Month/Year

Full name of expert: _____

Full name of authorized representative: _____

[Note: Qualification/ Experience Certificate may be enclosed]



5.H ACTIVITY* (WORK) SCHEDULE

A. Field Investigation and Consultancy Items

Sl. No	Item of Activity (Work)	Weeks from inception of the assignment (in the form of a Bar Chart)											Number of Weeks
		1	2	3	4	5	6	7	8	9	10	...	
1													Subtotal (1)
2													Subtotal (2)
3													Subtotal (3)
4													Subtotal (4)

B. Completion and Submission of Reports

Sl. No	Reports:	Programme: (Date)
1	Inception Report	
2	Baseline studies including preliminary zoning of the three sectors	
3	Development strategy	
4	Draft Structure Plan (2045)	
5	Final Structure Plan (post feedback)	
6	Zonal Development Framework (3 sectors)	
7	Project Identification including feasibility studies & Prioritization Report	
8	Draft Detailed Project Reports (3 Projects)	
9	Detailed Project Reports (3 Projects)	
10	Institutional & Implementation Plan	

* for enabling comparison of activity schedule and costs, the items of activity should be kept uniform in all the tables



SECTION 6: FINANCIAL PROPOSAL – STANDARD FORMS

Consultants are required to submit their financial proposals in the format provided in this section. The proposal should account for all professional fees, out-of-pocket expenses, taxes, duties, etc.

CONTENTS	
Form FIN-1	Financial Proposal Submission Form
Form FIN-2	Summary of Costs
Form FIN-3	Breakdown of Price per Activity
Form FIN-4	Breakdown of Remuneration per Activity
Form FIN-5	Reimbursables per Activity
Form FIN-6	Miscellaneous Expenses

Note:

- The estimated budget for the consultancy assignment is **₹9.3 Crores**. This figure is intended to serve as a reference ceiling for proposal preparation. Financial proposals substantially exceeding this amount without adequate justification may be subject to rejection or downward negotiation during contract finalization.
- Consultants are advised to prepare their cost estimates within this range and ensure alignment with the proposed man-month allocations and deliverables outlined in the Terms of Reference.
- All forms must be duly signed by the authorized representative of the consulting firm. Financial proposals must be submitted in a separate sealed envelope as per instructions in Section 3.



FORM FIN-1: FINANCIAL PROPOSAL SUBMISSION FORM

[Location, Date]

To,

[name & address of Nodal Officer]

Sub: Consultancy Services for “Development of Thenzawl Peace City” – reg.

Sir,

1. We, the undersigned, offer to provide the consulting services for the above assignment in accordance with your Request for Proposal vide advertisement dated [Date]. We are hereby submitting our Proposal for the Development of Thenzawl Peace City under Urban Development & Poverty Alleviation Department, Government of Mizoram
2. We are hereby submitting our Financial Proposal for the sum of [Amount in words and figures]. This amount is inclusive of the applicable taxes which we have estimated at [Amount(s) in words and figures].
3. The Financial Proposal contains the following documents in separate sealed envelopes:
Financial Proposal – original + 2 copies
4. Our financial proposal shall be binding upon us subject to the modifications resulting from discussions, up to expiration of the validity period of the Proposal, i.e., [Date].
5. We undertake that, in competing for (and, if the award is made to us, in executing) the above contract, we will strictly observe the laws against fraud and corruption in force in India namely “Prevention of Corruption Act 1988”.
6. We have gone through the RFP documents and understand the terms and conditions. We understand that you are not bound to accept any proposal you receive.

Authorized Signature:
Name and Title of Signatory:
Name of the Firm:
Address:



FORM FIN-2: SUMMARY OF COSTS

Sl. No.	Name of Activity	Costs	Amount (Rs.)	
			In Figures	In Words
1	Remuneration			
	Sub Total			
	Taxes and Duties Taxes payable on fees for technical services provided by consulting firm			
	Consultancy service tax			
2	Reimbursables, if any			
	Sub Total			
	Taxes and Duties Taxes payable on fees for technical services provided by consultants			
	Consultancy service tax			
3	Miscellaneous Expenses			
	Sub Total			
	Taxes and Duties Taxes payable, Fees for technical services provided by consultants			
	Consultancy service tax			

Total Amount of Financial Proposal:

Grand Total including all Taxes:

(In Figures)

(In Words)



FORM FIN-3: BREAK-UP OF REMUNERATION PER ACTIVITY

Activity No: _____

Name: _____

Sl. No	Names	Position	Input*	Remuneration Rate	Amount (in Rs.)
1	Regular Staff	Team Leader (Urban & Regional Planner)			
2		Development Economist			
3		Town Planner			
4		GIS/Remote Sensing Expert			
5		Water supply & public health expert			
6		Road Engineer			
7		Transport Planner			
8		Environment/Disaster Expert			
9		Finance Expert			
10		Social/Community Development Expert			
11		Institutional Development Expert			
11		Geotechnical and structural engineering expert			
12	Local Staff				
13	Consultants				
14	Grand Total				

*Staff months or days as appropriate



FORM FIN-4: REIMBURSABLE ITEMS

Activity No: _____

Name: _____

Sl. No.	Description	Unit	Quantity	Unit Price (Rs.)	Total Amount (Rs.)
1	Return Flights between _____ and _____	Trip			
2	Miscellaneous travel expenses	Trip			
3	Subsistence allowance	Day			
4	Local transportation costs				
5	Office rent/ accommodation, clerical assistance, etc.				
6	Survey Cost				
	Grand Total				



FORM FIN-6: MISCELLANEOUS EXPENSES

Activity No: _____

Name: _____

Sl. No	Description	Unit	Quantity	Unit Price (Rs.)	Total Amount (Rs.)
1	Communication costs between _____ and _____ (telephone, telegram, etc.)				
2	Drafting, reproduction of reports				
3	Equipment: Vehicles, Computers, etc.				
4	Software				
	Grand Total				



SECTION 7: STANDARD FORM OF CONTRACT

CONTRACT FOR CONSULTANCY SERVICES FOR THENZAWL PEACE CITY

Between

Urban Development & Poverty Alleviation Department,
Government of Mizoram

And

[Name of Consultant]



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I. FORM OF CONTRACT

Lump Sum Remuneration

This CONTRACT (hereinafter called the "Contract") is made the _____ day of the month of _____, 2025, between His Excellency, the Hon'ble Governor of Mizoram, duly represented by the Secretary, Urban Development & Poverty Alleviation Department (hereinafter called the Client which includes its assigns, executors & administrator) and M/s _____ (hereinafter called Consultants), a company _____, and having its registered office at _____ through _____, duly appointed its General Attorney, for development of Thenzawl Peace City. Certified photocopy of the General Power of Attorney is annexed herewith; Consultants include its assigns, executors and administrators.

*[*Note: If the Consultants consist of more than one entity, the above should be partially amended to read as follows:*

"... representing a consortium consisting of the following entities, each of which will be jointly and severally liable to the Client for all the Consultants' obligations under this Contract, namely, _____ and _____ (hereinafter called the "Consultants".)"]

WHEREAS;

- (a) the Client has requested the Consultants to provide certain consultancy services as defined in this Contract (hereinafter called the "Services");
- (b) the Consultants, having represented to the Client that they have the required professional skills, and personnel and technical resources, have agreed to provide the Services on the terms and conditions set forth in this Contract;

** All notes should be deleted in final text.*

NOW THEREFORE the parties hereto hereby agree as follows:

1. The following documents attached hereto shall be deemed to form an integral part of this Contract:
 - (a) The General Conditions of Contract (hereinafter called "GC");
 - (b) The Special Conditions of Contract (hereinafter called "SC");
 - (c) The following Appendices:

This RFP document and conditions therein shall be deemed to be part of the Contract Agreement.

[Note: If any of these Appendices are not used, the words "Not Used" should be inserted below next to the title of the Appendix on the sheet attached hereto carrying the title of that Appendix.]

Appendix A:	Description of the Services	_____
Appendix B:	Reporting Requirements	_____
Appendix C:	Key Personnel and Sub-consultants	_____
Appendix D:	Breakdown of Contract Price in INR	_____
Appendix E:	Services and Facilities Provided by the Client	_____
Appendix F:	Form of Performance Guarantee	_____



2. The mutual rights and obligations of the Client and the Consultants shall be as set forth in the Contract, in particular:
 - (a) The Consultants shall carry out the Services in accordance with the provisions of the Contract; and
 - (b) The Client shall make payments to the Consultants in accordance with the provisions of the Contract.

IN WITNESS WHEREOF, the Parties hereto have caused this Contract to be signed in their respective names as of the day and year first above written.

FOR AND ON BEHALF OF Urban Development & Poverty Alleviation Department, Government of Mizoram.

By
(Authorized Representative)

FOR AND ON BEHALF OF [NAME OF CONSULTANT]

By
(Authorized Representative)



II. GENERAL CONDITIONS OF CONTRACT

1. GENERAL PROVISIONS

1.1 Definitions

Unless the context otherwise requires, the following terms whenever used in this Contract have the following meanings:

- (a) "Applicable Law" means the laws and any other instruments having the force of law in India.
- (b) "Contract" means the Contract signed by the Parties, to which these General Conditions of Contract (GC) are attached, together with all the documents listed in Clause 1 of such signed Contract;
- (c) "Contract Price" means the price to be paid for the performance of the Services, in accordance with Clause 6;
- (d) "Member", in case the Consultants consist of a consortium of more than one entity, means any of these entities, and "Members" means all of these entities; "Member in Charge" means the entity specified in the SC to act on their behalf in exercising all the Consultants' rights and obligations towards the Client under this Contract;
- (e) "Party" means the Client or the Consultants, as the case may be, and Parties means both of them;
- (f) "Personnel" means persons hired by the Consultants or by any Sub-consultant as employees and assigned to the performance of the Services or any part thereof;
- (g) "SC" means the Special Conditions of Contract by which these General Conditions of Contract may be amended or supplemented;
- (h) "Services" means the work to be performed by the Consultants pursuant to this Contract as described in Appendix A; and
- (i) "Sub-consultant" means any entity to which the Consultants subcontract any part of the Services in accordance with the provisions of Clauses 3.5 and 4.

1.2 Law Governing the Contract

This Contract, its meaning and interpretation, and the relation between the Parties shall be governed by the Indian Contract Act, 1872, supplemented by general conditions and special conditions annexed to this contract.

1.3 Language

This Contract has been executed in English, which shall be the binding and controlling language for all matters relating to the meaning or interpretation of this Contract.

1.4 Notices

Any notice, request or consent made pursuant to this Contract shall be in writing and shall be deemed to have been made when delivered in person to an authorized representative of the Party to whom the communication is addressed, or when sent by registered mail or facsimile to such Party at the address specified in the SC.

1.5 Location

The Services shall be performed at such locations as are specified in Appendix A and, where the location of a particular task is not so specified, at such locations, whether in the Government's country or elsewhere, as the Client may approve.

1.6 Authorized Representatives

Any action required or permitted to be taken, and any document required or permitted to be executed, under this Contract by the Client or the Consultants may be taken or executed by the officials specified in the SC.



1.7 Taxes and Duties

Unless otherwise specified in the SC, the Consultants, Sub-consultants and their Personnel shall pay such taxes, duties, fees and other impositions as may be levied under the Applicable Law, the amount of which is deemed to have been included in the Contract Price.

2. COMMENCEMENT, COMPLETION, MODIFICATION AND TERMINATION OF CONTRACT

2.1 Effectiveness of Contract

This Contract shall come into effect on the date the Contract is signed by both Parties.

2.2 Commencement of Services

The Consultants shall begin carrying out the Services after the date the Contract becomes effective.

2.3 Expiration of Contract

Unless terminated earlier pursuant to Clause 2.6, this Contract shall terminate with completion of the consultancy in terms of conditions of this agreement to the full satisfaction of the Client.

2.4 Modification

Modification of the terms and conditions of this Contract, including any modification of the scope of the Services or of the Contract Price, may only be made by written agreement between the Parties.

2.5 Force Majeure

2.5.1 Definition

For the purpose of this contract "Force Majeure" means any event or circumstance or combination of events or circumstances beyond the reasonable control of either Party including:

- i) Acts of God and nature including
 - typhoon, flood, earthquake, fire, drought, landslide, unusually severe weather condition or other natural disaster; and
 - plague or epidemic or quarantine conditions arising therefrom;
- ii) Air crash, shipwreck, train wrecks or failures or delays of transportation;
- iii) Strikes, lock-outs, work-to-rule actions, go-slows or similar labor difficulties other than Governmental Force Majeure that in any way have an effect on the project;

2.5.2 No Breach of Contract

The failure of a Party to fulfill any of its obligations under the contract shall not be considered to be a breach of, or default under this Contract insofar as such inability arises from an event of Force Majeure, provided that the Party affected by such an event (a) has taken all reasonable precautions, due care and reasonable alternative measures in order to carry out the terms and conditions of this Contract, and (b) has informed the other Party as soon as possible about the occurrence of such an event.

2.5.3 Extension of Time

Any period within which a Party shall, pursuant to this Contract, complete any action or task, shall be extended for a period equal to the time during which such Party was unable to perform such action as a result of Force Majeure.

2.5.4 Payments

During the period of their inability to perform the Services as a result of an event of Force Majeure, no additional payment will be given however a time extension in the project may be given.

2.6 Termination

2.6.1 By the Client

The Client may terminate this Contract, by not less than thirty (30) days' written notice of termination to the Consultants, to be given after the occurrence of any of the events specified in paragraphs (a) through (d) of this Clause 2.6.1 and sixty (60) days' in the case of the event referred to in (e):

- (a) if the Consultants do not perform their obligations under this Contract, within thirty (30) days of receipt after being notified
- (b) if the Consultants become insolvent or bankrupt;
- (c) if, as the result of Force Majeure, the Consultants are unable to perform a material portion of the Services for a period of not less than sixty (60) days; or
- (d) if the Consultant, in the judgment of the Client has engaged in corrupt or fraudulent practices in competing for or in executing the Contract.

For the purpose of this clause:

"corrupt practice" means the offering, giving, receiving or soliciting of anything of value to influence the action of a public official in the selection process or in contract execution.

"fraudulent practice" means a misrepresentation of facts in order to influence a selection process or the execution of a contract.

- (e) if the Client, in its sole discretion and for any reason whatsoever, decides to terminate this Contract for its own convenience.

2.6.2 By the Consultants

The Consultants may terminate this Contract, by not less than thirty (30) days' written notice to the Client, such notice to be given after the occurrence of any of the events specified in paragraphs (a) and (b) of this Clause 2.6.2:

- (a) if the Client fails to pay any money due to the Consultants pursuant to this Contract and not subject to dispute pursuant to Clause 7 hereof within forty-five (45) days after receiving written notice from the Consultants that such payment is overdue; or
- (b) if, as the result of Force Majeure, the Consultants are unable to perform a material portion of the Services for a period of not less than sixty (60) days.

2.6.3 Payment upon Termination

Upon termination of this Contract pursuant to Clauses 2.6.1 or 2.6.2, the Client shall make the following payments to the Consultants:

- (a) remuneration pursuant to Clause 6 for Services satisfactorily performed prior to the effective date of termination;
- (b) except in the case of termination pursuant to paragraphs (a) and (b) of Clause 2.6.1, reimbursement of any reasonable cost incident to the prompt and orderly termination of the Contract.

2.6.4 Failure and Termination

In case of delay in the conduct of Consultancy services within the time fixed or in the event of repudiation of the contract, the Client reserves the right to recover damage for Breach of contract as indicated below:

"To recover from the Consultant as agreed liquidated damages including administration expenses and not by way of penalty, a sum equivalent to 0.5% (half percent) of total contractual agreement, which the Consultant has failed to deliver within the period fixed for delivery for each week or part thereof during which delivery is in arrears subject to an overall ceiling of 10% of the total contract price".

3. OBLIGATIONS OF THE CONSULTANTS

3.1 General



The Consultants shall perform the Services and carry out their obligations hereunder with all due diligence, efficiency and economy, in accordance with generally accepted professional techniques and practices, and shall observe sound management practices, and employ appropriate advanced technology and safe methods. The Consultants shall always act, in respect of any matter relating to this Contract or to the Services, as faithful advisers to the Client, and shall at all times support and safeguard the Client's legitimate interests in any dealings with Sub-consultants or third parties.

3.2 Conflict of Interests

3.2.1 Consultants Not to Benefit from Commissions, Discounts, etc.

The remuneration of the Consultants pursuant to Clause 6 shall constitute the Consultants' sole remuneration in connection with this Contract or the Services, and the Consultants shall not accept for their own benefit any trade commission, discount or similar payment in connection with activities pursuant to this Contract or to the Services or in the discharge of their obligations under the Contract, and the Consultants shall use their best efforts to ensure that the Personnel, any Sub-consultants, and agents of either of them, similarly shall not receive any such additional remuneration.

3.2.2 Consultants and Affiliates not to be Otherwise Interested in Project

The Consultants agree that, during the term of this Contract and after its termination, the Consultants and their affiliates, as well as any Sub-consultant and any of its affiliates, shall remain disqualified from providing goods, works or services (other than the Services and any continuation thereof) for any project resulting from or closely related to the Services.

3.2.3 Prohibition of Conflicting Activities

Neither the Consultants nor their Sub-consultants nor the Personnel shall engage, either directly or indirectly, in any of the following activities:

- (a) during the term of this Contract, any business or professional activities which would conflict with the activities assigned to them under this Contract; or
- (b) after the termination of this Contract, such other activities as may be specified in the SC.

3.3 Confidentiality

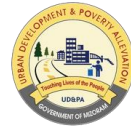
The Consultant and its Personnel shall, during the term of this Agreement and for a period of two (2) years thereafter, maintain strict confidentiality and shall not, without the prior written consent of the Client, disclose to any third party any proprietary or confidential information relating to the Project, the Services, this Agreement, or the Client's business or operations, except in the circumstances set out below.

3.3.1 Notwithstanding the foregoing, the Consultant may disclose confidential information:

- (a) to its employees, directors, officers, affiliates, and subcontractors on a strict need-to-know basis, solely for the purpose of performing the Services under this Agreement, provided that such persons are bound by confidentiality obligations no less stringent than those contained herein; and
- (b) where such disclosure is required under applicable laws or regulations, or for regulatory, legal, or compliance purposes (whether internal or external), including audit requirements.

3.3.2 The Consultant may retain copies of its internal working papers prepared in connection with the Services, solely for record-keeping, legal, regulatory, or professional compliance purposes. Such working papers shall not contain any proprietary or confidential information of the Client.

3.4 Insurance to be taken out by the Consultants



The Consultants (a) shall take out and maintain, and shall cause any Sub-consultants to take out and maintain, at their (or the Sub-consultants', as the case may be) own cost but on terms and conditions approved by the Client, insurance against the risks, and for the coverage, as shall be specified in the SC; and (b) at the Client's request, shall provide evidence to the Client showing that such insurance has been taken out and maintained and that the current premiums have been paid.

3.5 Consultants' Actions Requiring Client's Prior Approval

The Consultants shall obtain the Client's prior approval in writing before taking any of the following actions:

- (a) entering into a subcontract for the performance of any part of the Services,
- (b) appointing such members of the Personnel not listed by name in Appendix C ("Key Personnel and Sub-consultants"), and
- (c) any other action that may be specified in the SC.

3.6 Reporting Obligations

The Consultants shall submit to the Client the reports and documents specified in Appendix B in the form, in the numbers, and within the periods set forth in the said Appendix.

3.7 Documents Prepared by the Consultants to be the Property of the Client

All plans, drawings, specifications, designs, reports and other documents and software submitted by the Consultants in accordance with Clause 3.6 shall become and remain the property of the Client, and the Consultants shall, not later than upon termination or expiration of this Contract, deliver all such documents and software to the Client, together with a detailed inventory thereof. The Consultants may retain a copy of such documents and software. Restrictions about the future use of these documents, if any, shall be specified in the SC.

4. CONSULTANTS' PERSONNEL

4.1 Description of Personnel

The titles, agreed job descriptions, minimum qualifications and estimated periods of engagement in the carrying out of the Services of the Consultants' Key Personnel are described in Appendix C. The Key Personnel and Sub-consultants listed by title as well as by name in Appendix C are hereby approved by the Client.

4.2 Removal and/or Replacement of Personnel

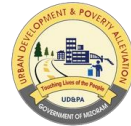
- (a) No changes shall be made in the Key Personnel. In case it becomes incumbent to change any one of key personnel, the Consultants shall forthwith provide as a replacement a person of equivalent or better qualifications with approval of the Client.
- (b) If the Client finds that any of the Personnel have (i) committed serious misconduct or has been charged with having committed a criminal action, or (ii) have reasonable cause to be dissatisfied with the performance of any of the Personnel, then the Consultants shall, at the Client's written request specifying the grounds thereof, forthwith provide as a replacement a person with qualifications and experience acceptable to the Client.
- (c) The replacement shall be made within 15 days of notification
- (d) The Consultants shall have no claim for additional costs arising out of or incidental to any removal and/or replacement of Personnel.

5. OBLIGATIONS OF THE CLIENT

5.1 Assistance and Exemptions

The Client shall use its best efforts to ensure that the Government shall provide the Consultants such assistance and data as specified in the SC.

5.2 Change in the Applicable Law



If, after the date of this Contract, there is any change in the Applicable Law with respect to taxes and duties which increases or decreases the cost of services rendered by the Consultants, then the remuneration and reimbursable expenses otherwise payable to the Consultants under this Contract shall be increased or decreased accordingly and corresponding adjustments shall be made to the ceiling amounts referred to in Clause 6.2.

5.3 Services and Facilities

The Client shall make available to the Consultants the Services and Facilities listed under Appendix E.

6. PAYMENTS TO THE CONSULTANTS

6.1 Lump Sum Remuneration

The Consultant's total remuneration shall not exceed the Contract Price and shall be a fixed lump sum, inclusive of all staff costs, Sub-consultants' costs, printing, communications, travel, accommodation, and other costs incurred by the Consultant in carrying out the Services described in Appendix A. Except as provided in Clause 5.2, the Contract Price may only be increased above the amount stated in Clause 6.2 if the Parties have agreed to additional payments in accordance with Clause 2.4.

6.2 Contract Price

The price payable in local currency is set forth in the Special Conditions of Contract (SCC).

6.3 Payment for Additional Services

For the purpose of determining the remuneration due for additional services, as may be agreed under Clause 2.4, a break-up of the lump-sum price is provided in Appendices D and E.

6.4 Terms and Conditions of Payment

Payments shall be made to the account of the Consultant and in accordance with the payment schedule stated in the SCC. The first payment shall not be released until the performance guarantee is submitted by the Consultant. Subsequent payments shall be made in accordance with the conditions listed in the SCC upon submission of an invoice by the Consultant.

6.4.1 Ceiling Amount

- i) An estimate of the cost of the Services is set forth in Appendix D.
- ii) Payments under this Contract shall not exceed the ceiling specified in the SCC.
- iii) For any payments in excess of the ceiling, an amendment to the Contract shall be signed by the Parties referring to the relevant provision.

6.4.2 Remuneration and Reimbursable Expenses

The Client shall pay to the Consultant:

- i) Remuneration based on time actually spent by each Expert in the performance of the Services after the Effective Date or any other date mutually agreed in writing; and
 - ii) Reimbursable expenses, provisional sums, and contingency costs (if provided in the Contract) that are reasonably incurred by the Consultant.
- All such payments shall be made at the rates specified in Appendix D.

6.4.3 Taxes and Duties

The Consultant, Sub-consultants, and Experts shall be solely responsible for meeting all applicable tax liabilities arising out of this Contract.

6.4.4 Mode of Billing and Payment



- i) Advance Payment: If specified in the SCC, the Client shall make an advance payment against an acceptable advance payment bank guarantee. The advance shall be set off in equal monthly installments against subsequent invoices over the duration specified in the SCC.
- ii) Itemized Invoices: Within 14 (fourteen) days after the end of each calendar month, the Consultant shall submit itemized invoices along with supporting documents (e.g., receipts) for remuneration and reimbursables.
- iii) Client Review: The Client shall verify and process the invoices. Any portion not satisfactorily supported may be withheld. Discrepancies, if any, shall be adjusted in subsequent payments.
- iv) Final Payment: The final payment shall be made only after submission and acceptance of the final report and final invoice. If the Client raises no written objection within 60 (sixty) calendar days, the final report and invoice shall be deemed accepted.
- v) Non-final Payments: Except for the final payment, no interim payment shall be construed as acceptance of the Services or release of the Consultant from any obligations under this Contract.

6.5 Limitation of Liability:

Except in case of gross negligence or willful misconduct:

- 6.5.1 The Consultant shall not be liable to the Client for any indirect or consequential loss or damage; and
- 6.5.2 The Consultant's total liability under this Contract shall not exceed the total value of the Contract (or a specific agreed percentage, e.g., 100%).

7 SETTLEMENT OF DISPUTES

7.1 Amicable Settlement

The Parties shall use their best efforts to settle amicably all disputes arising out of or in connection with this Contract or its interpretation.

7.2 Dispute Settlement

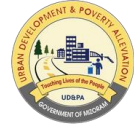
Any dispute between the Parties as to matters arising pursuant to this Contract that cannot be settled amicably within thirty (30) days after receipt by one Party of the other Party's request for such amicable settlement may be submitted by either Party for settlement in accordance with the provisions specified in the SC.

III. SPECIAL CONDITIONS OF CONTRACT

GC Clause	Amendments of and Supplements to Clauses in the General Conditions of Contract
1.6	The Authorized Representatives are: For the Client: Secretary to the Government of Mizoram Urban Development & Poverty Alleviation Department Government of Mizoram
	For the Consultant: _____ _____
3.2.3	For a period of two years after the expiration of this Contract, the Consultants shall not engage, and shall cause their Personnel as well as their Sub-consultants and their Personnel not to engage, in the activity of a purchaser (directly or indirectly) of the assets on which they advised the Client under this Contract, nor shall they engage in the activity of an adviser (directly or indirectly) of potential purchasers of such assets. The Consultant also agrees that their affiliates shall be disqualified for the same period of time from engaging in the said activities.
3.4	The Consultant shall ensure to cover the following risks and take the necessary coverages in this regard:
(a)	Third Party motor vehicle liability insurance as required under Motor Vehicles Act, 1988, in respect of motor vehicles operated in India by the Consultants or their Personnel or any Sub-consultants or their Personnel, for the period of Consultancy;
(b)	Professional liability insurance, with a minimum coverage equal to total contract value for this consultancy; and
3.7	The Consultants shall not use these documents for purposes unrelated to this Contract without the prior written approval of the Client.
6.2	The amount in Indian currency is Rs. _____.
6.4	Payments shall be made according to the Para 3 of Section 2 (Terms of Reference).
7.2	Dispute Settlement Any Dispute or differences whatsoever arising between the parties out of or relating to the implementation, meaning and operation or effect of this agreement or its execution or the breach thereof shall be settled by arbitration in Mizoram. The parties agree that the sole arbitrator shall be appointed by the Secretary to the Government of Mizoram, Urban Development & Poverty Alleviation Department. Parties hereto will raise no objection to the arbitration on the ground that the Arbitrator is a government servant that he had to deal with matters to which the contract relates or that in the course of his duties as Government servant he has expressed views on all or any of the matters in



	dispute or difference. It is a term of this agreement that in the event of any difficulty arising by reason of death, resignation, retirement, inability or refusing to act as arbitrator or if the award is set aside by any court for any such reason of procedure, it will be lawful for the Secretary to the Government of Mizoram, Urban Development & Poverty Alleviation Department to appoint another person as arbitrator in place of the outgoing arbitrator. In every such case it shall be lawful for the new arbitrator to act upon the record of the proceedings as existent at that stage of the arbitration or to commence proceedings de-novo as the arbitrator in his discretion may decide. The provisions of Indian Arbitration and Conciliation Act, 1996 and any modification thereon shall govern the proceedings. The contract and the arbitration shall be governed by Indian Law only. The Award made in pursuance thereof shall be binding on the parties. The Civil Courts in Aizawl alone shall have jurisdiction to entertain any suit or matter arising out of this Agreement. The language of all arbitration proceedings, including all written submissions and oral hearings, shall be English.
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IV. APPENDICES

Appendix A — Description of the Services

Appendix B — Reporting Requirements

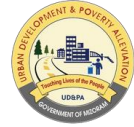
Appendix C — Key Personnel and Sub-consultants

Appendix D — Break-up of Contract Price in Indian Currency

Appendix E — Services and Facilities Provided by Client

Appendix F — Form of Bank Guarantee for Advance Payment

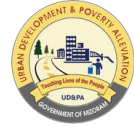
Appendix G — FORM FOR BANK GURANTEE FOR TENDER SECURITY (EMD)



APPENDIX A

DESCRIPTION OF THE SERVICES

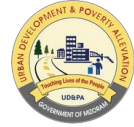
[Give detailed descriptions of the services to be provided; dates for completion of various tasks, place of performance for different tasks; specific tasks to be approved by Client, etc.]



APPENDIX B

REPORTING REQUIREMENTS

[List format, frequency and contents of reports; persons to receive them; dates of submission, number of copies, etc. If no reports are to be submitted, state here "Not applicable".]



APPENDIX C

KEY PERSONNEL AND SUB-CONSULTANTS

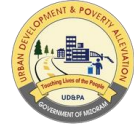
(Refer Clause 4.1 of General Conditions of Contract)

List under:

C-1: Names and Titles, detailed job descriptions and minimum qualifications and experience of Personnel to be assigned to work on the assignment, and staff-months for each.

C-2 List of approved Sub-consultants [if already available]; same information with respect to their Personnel as in C-1.

C-3 Same information as C-1 for key local personnel.

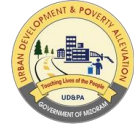


APPENDIX D

BREAKDOWN OF CONTRACT PRICE IN INDIAN CURRENCY

List here the elements of cost used to arrive at the breakdown of the lump sum price:

1. Monthly rates for Personnel (Key Personnel and other Personnel).
2. Reimbursable expenditures



APPENDIX E

SERVICES AND FACILITIES PROVIDED BY THE CLIENT

1. Existing Master Plan/ draft Master Plan, if any.
2. Maps in digital format or hard copies.
3. Any reports which are available only with the Client and relevant to the assignment.



APPENDIX F

FORM FOR PERFORMANCE GUARANTEE

(To be stamped in accordance with Stamp Act if any, of the country for issuing bank)

Ref.: Bank Guarantee: _____

Date: _____

Sir,

In consideration of Government of Mizoram, Urban Development & Poverty Alleviation Department (hereinafter referred as the 'Client', which expression shall, unless repugnant to the context of meaning thereof include its successors, administrators and assigns) having awarded to **M/s** _____ (hereinafter referred to as the 'Consultant' which expression shall unless repugnant to the context of meaning thereof, include its successors, administrators, executors and assigns), a Contract by issue of Client's Contract Agreement No. _____ dated _____ and the same having been unequivocally accepted by the Consultant, resulting in a Contract valued at Rs. _____ (in words and figures) for **Development of Thenzawl Peace City** (hereinafter called the 'Contract') and the Client having agreed to make payment to the Consultant for performance of the above Contract as per the contract for consultancy service against Bank Guarantee to be furnished by the Consultant as security for the performance of the Consultant's obligations and/or discharge of its liabilities under or in connection with the said Contract.

We _____ (Name of Bank) having its Head Office at _____ (hereinafter referred to as the Bank), which expression shall, unless repugnant to the context or meaning thereof, include its successors, administrators executors and assigns) do hereby guarantee and undertake to pay the Client immediately on demand in writing all amounts demanded by the Client with reference to this guarantee/undertaking to the extent of Rs. _____ aforesaid at any time (upto 5% of the contract amount) without any demur, reservation, contest, recourse or protest and/or without any reference to the Consultant. Any such demand made by the Client on the Bank shall be conclusive and binding notwithstanding any difference between the Client and the Consultant or any dispute pending before any Court, Tribunal, Arbitrator or any other authority. We agree that the guarantee herein contained shall be irrevocable and shall continue to be enforceable till the Client discharges this guarantee. And the Bank hereby further agrees as follows:

1. This Guarantee/Undertaking shall be a continuing Guarantee/Undertaking and shall remain valid and irrevocable for all claims of the Client and liabilities of the Consultant arising upto and until 12 months from the date of the approval of the Plan on consultancy services provided by the Consultant provided that the Bank shall upon the written request of the Client made within 6 (six) months of the said date extend this Guarantee/Undertaking by a further 6 (six) months from the said date, within which the Client may make a demand hereunder.
2. This Guarantee/Undertaking shall be in addition to any other guarantee or security whatsoever that the Client may now or at any time have in relation to the Consultant's obligation/ liabilities under and/or in connection with the said contract and the Client shall have full authority to take recourse to or reinforce this security in preference to the other



security (ies) at its sole discretion, and no failure on the part of the Client in enforcing or requiring enforcement of any other security shall have the effect of releasing the Bank from its full liability hereunder.

3. This Guarantee/Undertaking shall not be determined or affected by the liquidation or winding up, dissolution, or change of constitution or insolvency of the Consultant.
4. Bank hereby waives all rights at any time inconsistent with the terms of this Guarantee/Undertaking and the obligations of the Bank in terms hereof shall not be anyway affected or suspended by reasons of any dispute or disputes having been raised by the Consultant (whether or not pending before any Arbitrator, Officer, Tribunal or Court) or any denial of liability by the Consultant or any other order or Communication whatsoever by the Consultant stopping or preventing or purporting to stop or prevent any payment by the Bank to the Client in terms hereof.
5. Notwithstanding anything contained herein:

(a) the Bank's liability under this Guarantee/Undertaking shall not exceed Rs. _____.

(b) This Guarantee/Undertaking shall remain in force upto 12 months from the date of approval of the Plan by the Client.

6. The Bank hereby declares that Shri _____ (name & designation of the person authorized to sign on behalf of the Bank) is authorized to sign this Guarantee/Undertaking on behalf of the Bank and to bind the Bank thereby.

Yours faithfully,

(Signature)

Name & Designation

Name of the Bank



APPENDIX G

FORM FOR BANK GUARANTEE FOR TENDER SECURITY (EMD)

(To be stamped in accordance with Stamp Act if any, of the country for issuing bank)

Ref.: Bank Guarantee: _____

Date: _____

Sir,

In consideration of the Government of Mizoram, Urban Development & Poverty Alleviation Department (hereinafter referred to as the "Client", which expression shall, unless repugnant to the context or meaning thereof, include its successors, administrators and assigns), having invited bids for the **'Development of Thenzawl Peace City'** (hereinafter referred to as the "Project"), and M/s _____ (hereinafter referred to as the "Bidder", which expression shall, unless repugnant to the context or meaning thereof, include its successors, administrators, executors and assigns) having submitted its proposal in response to the Request for Proposals (RFP) dated _____ issued by the Client for the said Project, and the RFP stipulating that the Bidder shall furnish a Bank Guarantee as Tender Security (Earnest Money Deposit) for a sum of Rs. _____ (Rupees _____ only),

We, _____ (Name of the Bank), having our registered office at _____ (hereinafter referred to as the "Bank", which expression shall, unless repugnant to the context or meaning thereof, include its successors, administrators, executors and assigns), do hereby unconditionally and irrevocably guarantee and undertake to pay to the Client on demand in writing, all or any part of the Tender Security amount of Rs. _____ (Rupees _____ only), without any demur, reservation, recourse, contest, or protest and without any reference to the Bidder.

This Guarantee shall be irrevocable and shall remain in full force until _____ [insert date, typically 180 days from the date of bid submission], and may be extended by the Bank upon written request of the Client for a further period not exceeding 60 days.

We, the Bank, do hereby further agree as follows:

1. Any demand made by the Client on the Bank shall be final, conclusive, and binding, notwithstanding any dispute or disagreement between the Client and the Bidder or any other person.
2. This Guarantee shall not be affected by any change in the constitution of the Bank or the Bidder or by any other circumstance whatsoever which might otherwise constitute a discharge of the Bank.
3. The Bank undertakes not to revoke this Guarantee during its currency except with the prior written consent of the Client.
4. The Client shall be entitled to invoke this Guarantee in any of the following circumstances:
 - (a) If the Bidder withdraws its bid during the period of bid validity as specified in the RFP; or
 - (b) If the Bidder, having been notified of the acceptance of its bid by the Client:
 - (i) Fails or refuses to execute the Contract Agreement within the specified time; or



- (ii) Fails or refuses to furnish the required Performance Guarantee as per the terms of the RFP.

5. **Notwithstanding anything contained herein:**

- (a) The Bank's liability under this Guarantee shall not exceed Rs. _____
(Rupees _____ only);
- (b) This Guarantee shall remain valid up to _____ [insert expiry date]; and
- (c) The Bank shall not be liable under this Guarantee unless a written demand or claim is received by the Bank on or before _____ [insert expiry date].

6. The Bank hereby declares that Shri _____, holding the position of _____, is authorized to sign this Guarantee on behalf of the Bank and to bind the Bank thereby.

Yours faithfully,

For and on behalf of
[Name of the Bank]

(Signature of the Authorized Signatory)

Name:
Designation:
Bank Seal:

Place:
Date:

Witness 1:
Signature:
Name:
Address:

Witness 2:
Signature:
Name:
Address: