

Corrigendum – III

**RFP for Selection of Consultant to prepare the Detailed
Master Plan for CEUs in Gujarat**

Reference	Original Clause	Revised Clause
<p>Section 5- Terms of Reference Page 73</p>	<p>Stage-1: Preparation of Concept Master Plan for CEU Review projects proposed as part of the National Perspective Plan and the CEZ Perspective Plan for the State Analyse the socio-economic base of the CEZs including demographics, economic profile, industrial profile, employment and job creation. Following details shall be provided by the consultant but shall not be limited to – a) Mapping of current and proposed industrial developments such as industrial estates, SEZs, industrial corridors etc. b) Mapping current and proposed connectivity projects c) Socio economic profile and industrial base. For the district in which CEU is proposed</p> <ul style="list-style-type: none"> ▪ Analyze the industries and businesses in the CEU district – identify the large industries in terms of investment, output and job creation (accounting or 80% of the total under each category); estimate past growth of these major industries in the CEZs and expected growth based on industry outlook 	<p>Stage-1: Preparation of Concept Master Plan for CEUs in Gujarat Review projects proposed as part of the National Perspective Plan and the CEZ Perspective Plan for the State of Gujarat Analyse the socio-economic base of the CEU districts - Kutch, Jamnagar, Morbi and Devbhumi Dwarka (5 land parcels in 4 districts) indicated in Annexure C including demographics, economic profile, industrial profile, employment and job creation. Following details shall be provided by the consultant but shall not be limited to – a) Mapping of current and proposed industrial developments such as industrial estates, SEZs, industrial corridors etc. b) Socio economic profile and industrial base. 1. For the district in which CEU is proposed</p> <ul style="list-style-type: none"> ▪ Analyze the industries and businesses in the CEU district – identify the large industries in terms of investment, output and job creation (accounting or 80% of the total under each category); estimate past growth of these major industries in the CEU districts and expected growth based on industry outlook

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	<ul style="list-style-type: none"> ▪ Baseline the key aspects of infrastructure in the CEU district – power, water and waste management, water resources, transport (ports, airports, highways, waterways and railways) ▪ Profile the natural resources and potential competitive advantages of the CEU district based on the above ▪ Identify and prioritize focus industries and sectors for the CEU that can maximize job creation – this should be done in for 3 different time periods of 3-5 years, 8-10 years and 10-15 years. Set out the aspirations for each industry in terms of investment and job creation in each time frame ▪ Project population demand based on 3 scenarios “Business as Usual”, “High Growth Trajectory” and “Aspirational Growth Trajectory” over next 10 to 15 years including spill-over demand and support services (e.g secondary and tertiary job creation through ancillary industries, social services, city service management as well as surrounding development in the region) ▪ Lay out infrastructure norms, requirement and cost for supporting the growth for each of the three scenario including infrastructure (power, water, sewage, solid waste, road, ports, waterways, rail, airport), housing, and commercial developments as well as social infrastructure (e.g. Education, Health, Leisure) ▪ Translate the above into a shelf of specific projects to be implemented. The shelf should 	<ul style="list-style-type: none"> ▪ Baseline the key aspects of infrastructure in the CEU district – power, water and waste management, water resources, transport (ports, airports, highways, waterways and railways) ▪ Profile the natural resources and potential competitive advantages of the CEU district based on the above ▪ Identify and prioritize focus industries and sectors for the CEU district that can maximize job creation – this should be done in for 3 different time periods of 3-5 years, 8-10 years and 10-15 years. Set out the aspirations for each industry in terms of investment and job creation in each time frame ▪ Project population demand based on 3 scenarios “Business as Usual”, “High Growth Trajectory” and “Aspirational Growth Trajectory” over next 10 to 15 years including spill-over demand and support services (e.g secondary and tertiary job creation through ancillary industries, social services, city service management as well as surrounding development in the region) ▪ Lay out infrastructure norms, requirement and cost for supporting the growth for each of the three scenarios including infrastructure (power, water, sewage, solid waste, road, ports, waterways, rail, airport), housing, and commercial developments as well as social infrastructure (e.g. Education, Health, Leisure) ▪ Translate the above into a shelf of specific projects to be implemented.

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	<p>include at least 5 “key infrastructure projects”</p> <ul style="list-style-type: none"> ▪ Obtain and analyze cadastral map of the CEU land area. ▪ Get a baseline of all land parcels available for industrial development and need for identifying additional land for the CEU as well as key infrastructure projects <p>2. Prioritise the land parcel to prepare the master plan for CEUs</p> <ul style="list-style-type: none"> ○ Identify 2-3 most optimal combination of land parcels for development of CEU in coordination based on GIS/Cadastral mapping and information available with the States. ○ Prioritize the land parcels based on a SWOT (using specific criteria such as location, employee preferences, cost, land availability, ease of future expansion, regulations and clearances) <p>3. Prepare Preliminary Master Plan Frameworks for the identified land parcel</p> <ul style="list-style-type: none"> ○ Conduct site visits and necessary studies (e.g. representative topographical and geotechnical assessments) to understand the layout of the existing/identified land parcels, study site characteristics, infrastructure & connectivity, drainage patterns, village locations, land use patterns, socio economic profile etc. ○ Identification of physical development constraints on the site such as utility lines, 	<p>2. Prioritize the land parcel to prepare the master plan for CEUs</p> <ul style="list-style-type: none"> ○ Identify most optimal combination of land parcels in each CEU district for development of CEU in coordination based on GIS/Cadastral mapping and information available with the States. ○ Prioritize the land parcels based on a SWOT (using specific criteria such as location, employee preferences, cost, land availability, ease of future expansion, regulations and clearances) <p>3. Prepare Preliminary Master Plan Frameworks for the identified land parcels in each CEU district</p> <ul style="list-style-type: none"> ○ Conduct site visits and necessary studies (e.g. representative topographical and geotechnical assessments) to understand the layout of the existing/identified land parcels, study site characteristics, infrastructure & connectivity, drainage patterns, village locations, land use patterns, socio economic profile etc. ○ Identification of physical development constraints on the site such as utility lines, easements, rights of way, building

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	<p>easements, rights of way, building code analysis, regulatory and environmental restriction, development guidelines etc.</p> <ul style="list-style-type: none"> ○ Prepare 3 concept master plans for the identified land parcel. ○ Conduct a workshop with stakeholders to discuss alternatives, the underlying planning choices and impact on the project based on global best practices ○ Conceptual design options, high-level land use, vehicular and pedestrian circulation, and open space diagrammatic layouts ○ The conceptual master plan should clearly show allocated area for each component of the suggested activity mix, proposed measures for augmentation of external linkages to ports/hinterland, for physical and social infrastructure, protected zones and rehabilitation areas etc. ○ The plan should cater to the proposed infrastructure projects of various state agencies in the region. ○ Prepare Block Cost Estimates for the selected alternative for phase wise implementation of various project components. 	<p>code analysis, regulatory and environmental restriction, development guidelines etc.</p> <ul style="list-style-type: none"> ○ Prepare 3 concept master plans for the identified land parcels in each CEU district. ○ Conduct a workshop with stakeholders to discuss alternatives, the underlying planning choices and impact on the project based on global best practices ○ Prepare Conceptual design options, high-level land use, vehicular and pedestrian circulation, and open space diagrammatic layouts ○ The conceptual master plan should clearly show allocated area for each component of the suggested activity mix, proposed measures for augmentation of external linkages to ports/hinterland, for physical and social infrastructure, protected zones and rehabilitation areas etc. ○ The plan should cater to the proposed infrastructure projects of various state agencies in the region. ○ Prepare Block Cost Estimates for the selected alternative for phase wise implementation of various project components.
<p>Section 5- Terms of Reference Page 73</p>	<p>Stage-2: Preparation of Master Plan for CEU Based on the land availability identified the CEUs to be developed and to fast track the process it is proposed that the master plan for the CEUs will be prepared first for approval. Prepare Master Plan for the selected conceptual</p>	<p>Stage-2: Preparation of Detailed Master Plan for CEUs Prepare Master Plan for the selected conceptual</p>

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	<p>alternative with detailed land use, sizing and demarcation of existing and proposed activity zones, existing and proposed industrial and infrastructure facilities along with other suitable integration measures.</p> <p>This includes development of zoning regulation guidelines for implementation, operation and maintenance of various proposed facilities taking into account the global standards along with developing and suggesting building regulation guidelines in view of the indicators like seismic indicators, water logging etc. in the delineated zone.</p> <ul style="list-style-type: none"> ○ Prepare a land use program which shall identify and provide initial quantitative estimates of proposed land uses, densities, gross floor areas, and other features and concepts of the CEUs as a whole. ○ Layout plan and area tabulation (including gross, developable and net saleable areas); Land use plan; Density plan (floor area ratios and accommodation values); Green (landscape) and open space plan; Landmarks and other amenities; ○ Identify and finalize area and built space requirements of various components such as industrial, commercial, retail, leisure, social, residential and various physical and social infrastructure components ○ Develop a detailed transportation plan that ensures end to end integration of the proposed CEUs and all key industrial infrastructure in the CEZs with ports. This should include physical connectivity 	<p>alternative with detailed land use, sizing and demarcation of existing and proposed activity zones, existing and proposed industrial and infrastructure facilities along with other suitable integration measures.</p> <p>This includes development of zoning regulation guidelines for implementation, operation and maintenance of various proposed facilities taking into account the global standards along with developing and suggesting building regulation guidelines in view of the indicators like seismic indicators, water logging etc. in the delineated zone.</p> <ul style="list-style-type: none"> ○ Prepare a land use program which shall identify and provide initial quantitative estimates of proposed land uses, densities, gross floor areas, and other features and concepts of the CEUs as a whole. ○ Layout plan and area tabulation (including gross, developable and net saleable areas); Land use plan; Density plan (floor area ratios and accommodation values); Green (landscape) and open space plan; Landmarks and other amenities; ○ Identify and finalize area and built space requirements of various components such as industrial, commercial, retail, leisure, social, residential and various physical and social infrastructure components ○ Develop a detailed transportation plan that ensures end to end integration of the proposed CEUs and all key industrial infrastructure in the CEU district with ports. This should include physical connectivity as well as seamless

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	<p>as well as seamless documentation procedures</p> <ul style="list-style-type: none"> ○ Prepare a detailed infrastructure plan to finalize norms, requirement, specifications and cost of each physical and social infrastructure component ○ Prepare a land use plan including building area footprint, open spaces, water bodies, road network, vehicular parking requirement etc. ○ Prepare an illustrative site plan for CEUs with layouts, typical street sections, building massing ○ Illustrative orientation and design of major building clusters within CEUs ○ Develop a traffic circulation framework based on estimation of transportation requirements ○ Prepare network diagrams covering all radial utilities infrastructure such as power, water, sewage, drainage, telecom etc. ○ Prepare an illustrative/concept landscape design and landscape master plan for the CEUs ○ Prepare necessary master plan drawings including elevations of key architectural features including aerial rendering and eye level rendering ○ Prepare photo imagery of architecture and landscape ideas ○ Finalize phase wise project cost estimates ○ Prepare a detailed financial model for the development of the CEUs along with a funding plan ○ General utility and infrastructure guidelines. These guidelines shall be based on the principle of 	<p>documentation procedures</p> <ul style="list-style-type: none"> ○ Prepare a detailed infrastructure plan to finalize norms, requirement, specifications and cost of each physical and social infrastructure component ○ Prepare a land use plan including building area footprint, open spaces, water bodies, road network, vehicular parking requirement etc. ○ Prepare an illustrative site plan for CEUs with layouts, typical street sections, building massing ○ Illustrative orientation and design of major building clusters within CEUs ○ Develop a traffic circulation framework based on estimation of transportation requirements ○ Prepare network diagrams covering all radial utilities infrastructure such as power, water, sewage, drainage, telecom etc. ○ Prepare an illustrative/concept landscape design and landscape master plan for the CEUs ○ Prepare necessary master plan drawings including elevations of key architectural features including aerial rendering and eye level rendering ○ Prepare photo imagery of architecture and landscape ideas ○ Finalize phase wise project cost estimates ○ Prepare a detailed financial model for the development of the CEUs along with a funding plan ○ General utility and infrastructure guidelines. These guidelines shall be based on the principle of integration

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	<p>integration within the CEZs, particularly in terms of logistics,</p> <p>transportation system, power transmission, water supply system, telecommunications system, waste water and sewerage line, and piped gas system.</p> <ul style="list-style-type: none"> ○ Submission of 3D Scale Model of CEU Master Plans based on the approved plan. The selected consultant shall provide up to 10 high quality photorealistic 3D aerial or eye-level renderings for design theme and character of the development having a minimum resolution of 5000 x 5000 px. Overall the illustrative master plan is to be showcased at a scale of 1:10,000 illustrating final delineation of proposed land uses, building massing, vehicular and pedestrian circulation, open space relationships, and development character. <p><i>2. Techno – Economic Feasibility studies for selected 5 infrastructure projects</i></p> <ul style="list-style-type: none"> ○ Categorization and prioritization of various industry and infrastructure projects in the CEU; ○ Preparation of Block Cost Estimates (Capital and Maintenance) for phase wise implementation of various infrastructure project components; ○ The following are to be prepared for each of the infrastructure project <ul style="list-style-type: none"> (i) Designs and drawings 	<p>among the CEUs, particularly in terms of logistics, transportation system, power transmission, water supply system, telecommunications system, waste water and sewerage line, and piped gas system.</p> <ul style="list-style-type: none"> ○ Submission of 3D Scale Model of CEU Master Plans based on the approved plan. The selected consultant shall provide up to 10 high quality photorealistic 3D aerial or eye-level renderings for design theme and character of the development having a minimum resolution of 5000 x 5000 px. Overall the illustrative master plan is to be showcased at a scale of 1:10,000 illustrating final delineation of proposed land uses, building massing, vehicular and pedestrian circulation, open space relationships, and development character. <p><i>2. Techno – Economic Feasibility studies for selected 5 infrastructure projects (from the shelf of projects identified in Stage 1)</i></p> <ul style="list-style-type: none"> ○ Categorization and prioritization of various industry and infrastructure projects in the CEU district; ○ Preparation of Block Cost Estimates (Capital and Maintenance) for phase wise implementation of various infrastructure project components; ○ The following are to be prepared for each of the infrastructure project <ul style="list-style-type: none"> (i) Designs and drawings (ii) Preliminary cost estimates (iii) Implementation action plan

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	(ii) Preliminary cost estimates (iii) Implementation action plan (iv) Financing strategy	(iv) Financing strategy

The revised Deliverable and Payment Schedule (page 76-77) is as below

Sr. No.	Details	Activity Duration (in Months)	Payment %
1	Inception Report with following details: <ul style="list-style-type: none"> • Mobilisation Plan • Detailed Approach, Methodology & Manning Schedule • Issues & Constraints identified after preliminary assessment of the site 	T+ 1 month	10
2	Submission of Draft Report on Concept Master Plans for CEUs in 2 districts	T + 4 months	15
3	Submission of Draft Report on Concept Master Plans for CEUs in the remaining 2 districts	T + 6 months	15
4	Submission of Draft Master Plan report for CEUs (after incorporating comments and observations from stakeholders) for first 2 districts	T + 8 months	15
5	Submission of Draft Master Plan report for CEU, after incorporating comments and observations from stakeholders for other 2 districts	T+ 10 months	15
6	Submission of draft techno-economic feasibility reports for selected Five Projects	T + 10 months	15
7	Submission of Final Master Plan report for CEUs and Final Techno-Economic Feasibility Studies (after incorporating comments and observations from stakeholders)	T + 12 months	15

T – Project Start Date – This will be date of Issuance of LOA