

Global Invitation

Expression of Interest (Eoi) for "Consultancy services for Aggregate Master Planning of the Musi Riverfront Development Project" in

Hyderabad, Telangana State, India

February 2024

**Musi Riverfront Development Corporation Limited (MRDCL),
Government of Telangana,
Registered Office: DCC Complex, Block E, 2nd Floor, Tarnaka, Hyderabad – 500 007.**

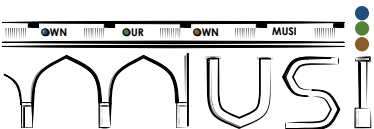
Contact no.: +91 4029556036

Website: <https://musi.telangana.gov.in>

email id: musirdc@gmail.com

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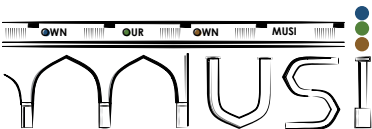
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**EoI for Consultancy services for Aggregate Master Planning
for the Musi Riverfront Development Project**



Notification

NOTICE INVITING TENDER

Tender Notice No.05/SE(MRDCL)/ 2023-24,

Dt: 05-02-2024

MUSI RIVERFRONT DEVELOPMENT CORPORATION LIMITED (MRDCL)

Government of Telangana

EXPRESSION OF INTEREST (EoI)

**Consultancy services for Aggregate Master Planning
for the Musi Riverfront Development Project**

Government of Telangana through Musi Riverfront Development Corporation Limited (MRDCL) invites 'Expression of Interest' (EoI) from reputed 'Organizations/Firms/ Consortium' with proven track record, to provide Consultancy services for "**Aggregate Master Planning for the Musi Riverfront Development Project in Hyderabad, Telangana State, India**", as per the terms and conditions laid down in the EoI Document.

Renowned firms with proven track record in similar projects can download 'EoI Document' w.e.f. 7th February, 2024 from 'MRDCL Website': <https://musi.telangana.gov.in>. There will be a pre-submittal meeting at 12:00 AM on 16th February, 2024 in Hyderabad. 'EoI Document' can be downloaded from the e-procurement web site www.tender.telangana.gov.in. For any further information please contact Superintending Engineer SE, MRDCL on any working day.

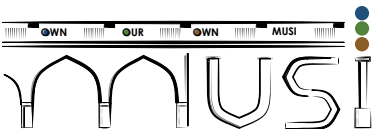
Musi Riverfront Development Corporation Limited (MRDCL),

Government of Telangana,

Registered Office: DCC Complex, Block E, 2nd Floor, Tarnaka, Hyderabad – 500 007.

Contact no.: +91 4029556036

Sd./ Managing Director,
Musi Riverfront Development Corporation Limited (MRDCL)



Invitation Letter

Sub: Expression of Interest (EoI) for Consultancy services for Aggregate Master Planning for the Musi Riverfront Development Project in Hyderabad, Telangana State, India.

Dear Sir/Madam,

Musi Riverfront Development Corporation Limited, Government of Telangana, invites Expression of Interest (EoI) from eligible and interested firms/ companies / consortium for Consultancy services for Aggregate Master Planning for the Musi Riverfront Development Project as per the terms and conditions stipulated in this EoI.

You are requested to participate in the EoI Stage and submit your application for the aforesaid project in accordance with this EoI Document. In case the applicants need any further information about the Project are requested to contact the MRDCL Office at the address or email mentioned below.

Contact Person: Mr. S. Venkatramana

Designation: Superintendent Engineer

Musi Riverfront Development Corporation Limited (MRDCL),

Registered Office: DCC Complex, Block E, 2nd Floor, Tarnaka, Hyderabad – 500 007.

Contact no.: +91 4029556036

Website: <https://musi.telangana.gov.in>

email id: musirdc@gmail.com

MRDCL, GoT., shall not be responsible for any costs or expenses or liabilities incurred by the Applicants in connection to the preparation and delivery of the Application. MRDCL, GoT., reserves all the rights to cancel, terminate, change or modify this procurement process and/or requirements of application stated in this EoI, at any time without assigning any reason or providing any notice and without accepting any liability for the same. Please note that, the MRDCL reserves the right to accept or reject all or any of the applications without assigning any reason whatsoever.

We look forward to your participation in creating history in re-defining the skyline of Hyderabad with development centered around and along the Musi River.

Sd./Managing Director,
Musi Riverfront Development Corporation (MRDCL).

Disclaimer

i. The information contained in this Expression of Interest ("EoI") document, containing 31 pages, or subsequently provided to Applicants (Firms), whether verbally or in documentary or any other form by or on behalf of Musi Riverfront Development Corporation Ltd (herein after referred to as MRDCL/ The Authority) or any of its employees, is provided to Applicants on the terms and conditions set out in this EoI and such other terms and conditions subject to which such information is provided.

ii. This EoI is not an agreement or an offer by the Authority to the prospective Applicants or any other person. The purpose of this EoI is to provide interested parties with information that may be useful to them in the formulation & submission of their applications pursuant to this EoI.

iii. This EoI includes statements, which reflect various assumptions and assessments arrived at by the Authority in relation to the Musi Riverfront Development Project. Such assumptions, assessments and statements do not purport to contain all the information that each Applicant may require.

iv. This EoI may not be appropriate for all persons, and it is not possible for the Authority and its employees to consider the objectives, technical expertise and particular needs of each party who reads or uses this EoI. The assumptions, assessments, statements and information contained in this EoI, may not be complete, accurate, adequate or correct. Each Applicant should, therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments and information contained in this EoI and obtain independent advice from appropriate sources. Information provided in this EoI to the Applicants may be on a wide range of matters, some of which may depend upon interpretation of law. The information given is not intended to be an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. The Authority accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on the law expressed herein.

v. The Authority and its employees/ advisors make no representation or warranty and shall have no liability to any person including any Applicant under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this EoI or otherwise, including the accuracy, adequacy, correctness, reliability or completeness of the EoI and any assessment, assumption, statement or information contained therein or deemed to form part of this EoI or arising in any way in this EoI Process.

vi. The Authority also accepts no liability of any nature whether resulting from negligence or otherwise however caused arising from reliance of any Applicant upon the statements contained in this EoI.

vii. The Authority may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumption contained in this EoI.

viii. The issue of this EoI does not imply that the Authority is bound to appoint the Selected Applicant, and the Authority reserves the right to reject all or any of the applications without assigning any reasons whatsoever.

Definitions and Interpretations

Definitions

1. 'Applicant' means the firm/consortium who passes the pre-eligibility criteria and submits the application in response to this EoI.
2. 'Application' means submission requirements as submitted by the Applicant in response to this EoI including clarifications and/or amendments to EoI, if any;
3. 'Application/Tender Evaluation Committee or Technical Committee' shall mean the Committee constituted by the Authority for evaluating the applications in response to this EoI;
4. 'Authority' shall mean Musi Riverfront Development Corporation Limited, Government of Telangana;
5. 'Competent Authority' means the Managing Director of Musi Riverfront Development Corporation Limited, Government of Telangana;
6. 'Consortium' shall mean the "not more than 4" of legally constituted entities, who have come together, have agreed or have formed an understanding (in writing) for the providing Consultancy services for Aggregate Master Planning for the Musi Riverfront Development Project, subject to the terms of this EoI;
7. 'Consortium Agreement' shall mean an agreement to be entered into amongst the Members of the Consortium (not more than 4) and forming part of their Application;
8. 'Constituent Member' shall mean any member of the Consortium, whose financials and/or project related experience have been considered in the Capability Statement to meet the Eligibility Criteria
9. 'Deadline' shall mean the last date for submission/receipt of the Applications, as mentioned in this EoI document;
10. 'Eligibility Criteria' shall mean the criteria stipulated in the EoI, which is required to be met by the Applicant submitted in response to this EoI based on their Capability Statement and documents to become eligible for the Stage II of Evaluation i.e. RFP.
11. 'Expression of Interest (EoI)' shall mean the Application documents comprising Sections I to IV along with Appendices I to VI and any other addenda issued thereon;
12. 'Financial Year' shall mean year starting from 1st April to 31st March. In case Applicant's financial/accounting years are different from the above, the immediate past financial/ accounting years of the Applicants as per their annual reports shall be applicable for the evaluation;

13. ‘Firm’ shall mean a single legal entity, which is a Corporate Entity and Registered or Statutory Body;
14. ‘Lead Member’ shall mean in case of a Consortium, the firm which is the Lead Member of the Consortium at this EoI and subsequent RFP stage, which qualifies as per the Eligibility Criteria **3.3.2.1**, and which shall continue to be the leader and be authorised as such for submission of Application. The Lead Member will represent the Consortium on all matters pertaining to this EoI and subsequent RFP and shall have the primary responsibility with regards to the consultancy services for this Project.
15. ‘Power of Attorney’ shall mean the Power of Attorney in the format provided in this EoI, to be furnished by the Applicant authorizing a person to sign the Application and act for and on behalf of the Applicant during the EoI and subsequent RFP process;
16. ‘Project’ means, Consultancy services for Aggregate Master Planning for the Musi Riverfront Development Project and subject to the provisions of this EoI and subsequent RFP issued for the same project;
17. ‘Request for Proposal or RFP’ shall mean the forthcoming RFP any other addenda issued thereon which shall be issued to the shortlisted Applicants in pursuant of this EoI;
18. ‘Shortlisted Applicants’ means the applicants who pass the eligibility criteria as verified by the ‘Application/Tender Evaluation Committee’ to whom the forthcoming Request for Proposal for ‘Consultancy services for Aggregate Master Planning for the Musi Riverfront Development Project’ will be issued.
19. ‘Taxes and Duties’ shall mean all taxes, duties, fees etc. payable as per applicable laws in India in connection with the development, operation and management of the Project;

Interpretation

In the interpretation of this EoI, unless the context otherwise requires:

1. The singular of any defined term includes the plural and vice versa, and any word or expression defined in the singular has the corresponding meaning used in the plural and vice versa;
2. Reference to any gender includes the other gender;
3. Unless otherwise stated, a reference to a Clause, Sub-Clause, Paragraph, Sub-paragraph, Annex, Exhibit, Attachment, Schedule or Recital is a reference to a Clause, Sub-Clause, Paragraph, Sub-paragraph, Annex, Exhibit, Attachment, Schedule or Recital of this EoI;
4. A reference to any agreement is a reference to that agreement and all annexes, attachments, exhibits, schedules, appendices and the like incorporated therein, as the same may be amended, modified, supplemented, waived, varied, added to, substituted, replaced, renewed or extended, from time to time, in accordance with the terms thereof;
5. The terms “include” and “including” shall be deemed to be followed by the words “without limitation”, whether or not so followed;
6. Any reference to a person shall include such person’s successors and permitted assignees;

7. A reference to a “writing” or “written” includes printing, typing, lithography and other means of reproducing words in a visible form;
8. Any date or period set forth in this EoI shall be such date or period as may be extended pursuant to the terms of this EoI;
9. A reference to “Month” shall mean a calendar Month, a reference to “week” shall mean a calendar week and a reference to “day” shall mean a calendar day, unless otherwise specified.
10. The descriptive headings of Articles and Sections are inserted solely for convenience of reference and are not intended as complete or accurate descriptions of content thereof and shall not be used to interpret the provisions of this EoI;

Abbreviations

1. EoI: Expression of Interest
2. GoI: Government of India
3. GoT: Government of Telangana
4. HMDA: Hyderabad Metropolitan Development Authority
5. HMWSSB: Hyderabad Metropolitan Water Supply and Sewerage Board
6. MRDCL: Musi Riverfront Development Corporation Limited
7. ORR: Outer Ring Road
8. RFP: Request for Proposal
9. TSTS: Telangana State Technology Services Limited

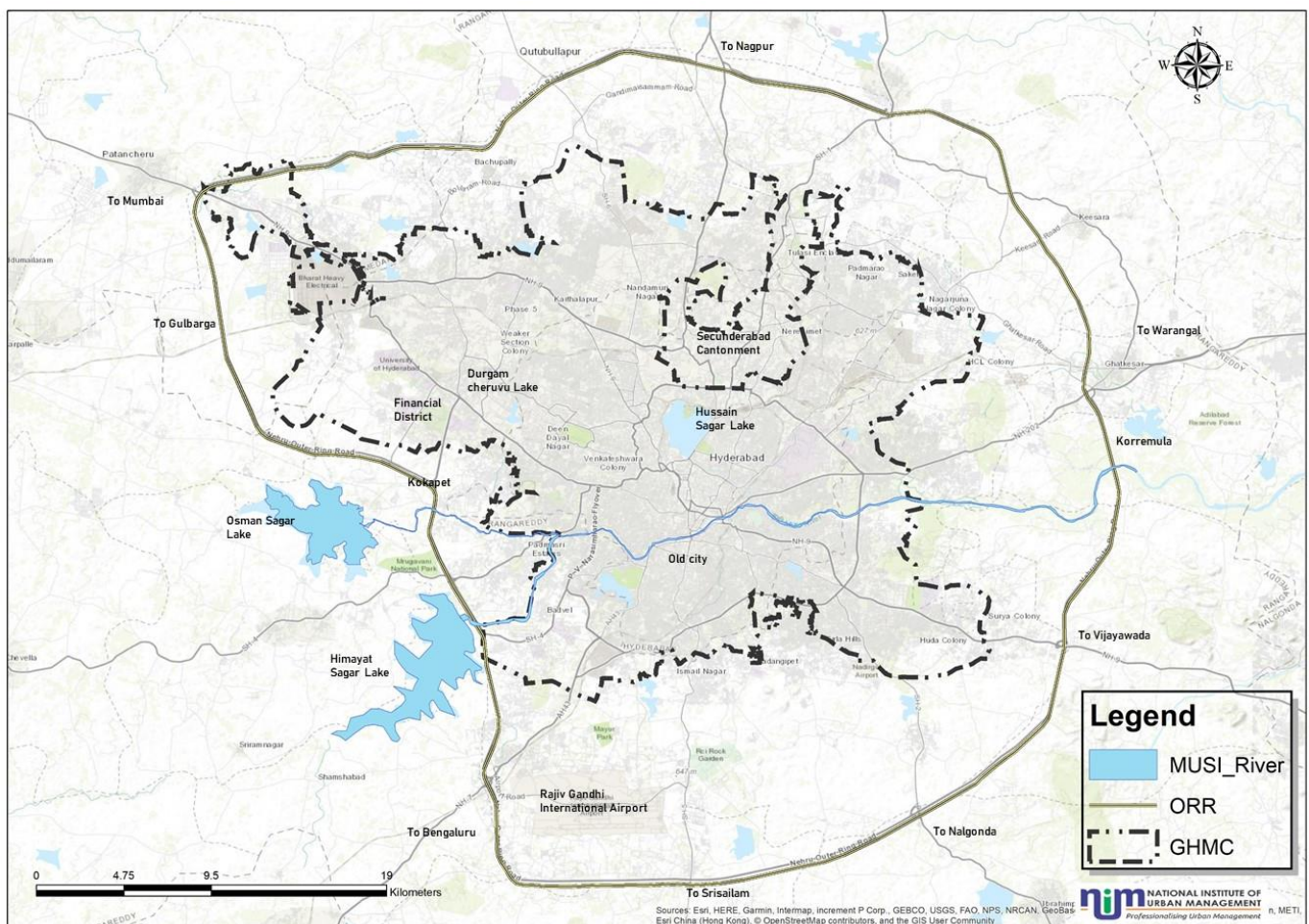
Schedule of EoI

Download the EoI document	12:00 PM IST, 7 th February, 2024
Last Date for receiving queries for pre-submittal meeting	3:00 PM IST, 14 th February, 2024
Pre-submittal Meeting	12:00 PM IST, 16 th February, 2024
End date of Downloading	3:00 PM IST, 7 th March, 2024
Submission for EoI applications from interested applicants	4:00 PM IST, 7 th March, 2024
Opening of the EoI Applications	4:30 PM IST, 7 th March, 2024

1. Section I: Project Information

1.1 Introduction

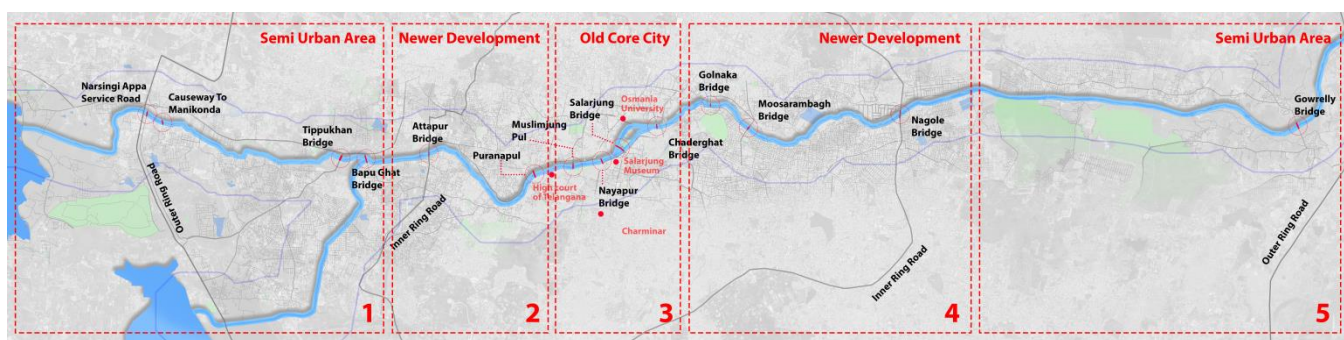
Hyderabad, the capital of Telangana, is one of the fastest growing cities in the Asia Pacific region. Hyderabad's growth is driven by its IT, pharma, biotech, education, manufacturing, and other service sectors. The city is home to around 1,500 IT and ITES companies. Over the last few years, commercial boom has led to infrastructural development and a burgeoning job market. This triggered rapid urbanization, a dynamic skyline and a booming commercial and residential real estate sector. It is estimated that Hyderabad was the second largest real estate hub in India in 2023 with 49% year on year growth in the sale of housing.



The 433-year-old city has grown on the banks of the river Musi. Today, 57.5 km of Musi flows within the Outer Ring Road which surrounds Hyderabad. Musi flows eastwards, passing through semi urban and dense urban pockets. Old City – the historic heart of Hyderabad and its iconic buildings like Osmania Hospital, High Court, City College and Salarjung

Museum are located on the banks of Musi. Musi flows into the Krishna River at Vadapally near Miryalaguda in Nalgonda district.

Except during the monsoon, Musi is now largely fed by sewage water. Water management is done through two reservoirs (Himayat Sagar and Osman Sagar) built on the upper reaches of the river before it enters the urbanized areas. Built in the early part of the 20th century, these two lakes till recently accounted for a significant portion of the drinking water for Hyderabad. An incomplete sewage management system, encroachments and industrial effluents have reduced the river to a polluted version of its former self in the older parts of the city.



Several efforts have been undertaken in the past to clean the river and beautify its surroundings. However, they were unsuccessful due to shortage of funds and limited vision. The Hon'ble Chief Minister of Telangana has an ambitious plan for the river and the crumbling old city which grew around parts of the river.

1.2 About Musi Riverfront Development Corporation (MRDCL)

Government of Telangana vide Go Ms. No. 90, MA&UD (II) Dept., dt: 25.03.2017 has created a special purpose vehicle (SPV) for abatement of pollution of Musi River and facilitate its Riverfront Development to improve hygienic conditions and environs.

1.2.1 Functions of MRDCL:

- The primary objective of MRDCL is to improve the ecological, social, and economic aspects of the Musi riverfront by undertaking various development activities.
- The corporation is involved in the planning, design, construction, operation, and maintenance of various infrastructure projects along the riverfront. These projects include the development of parks, walkways, cycling tracks, and other recreational facilities.

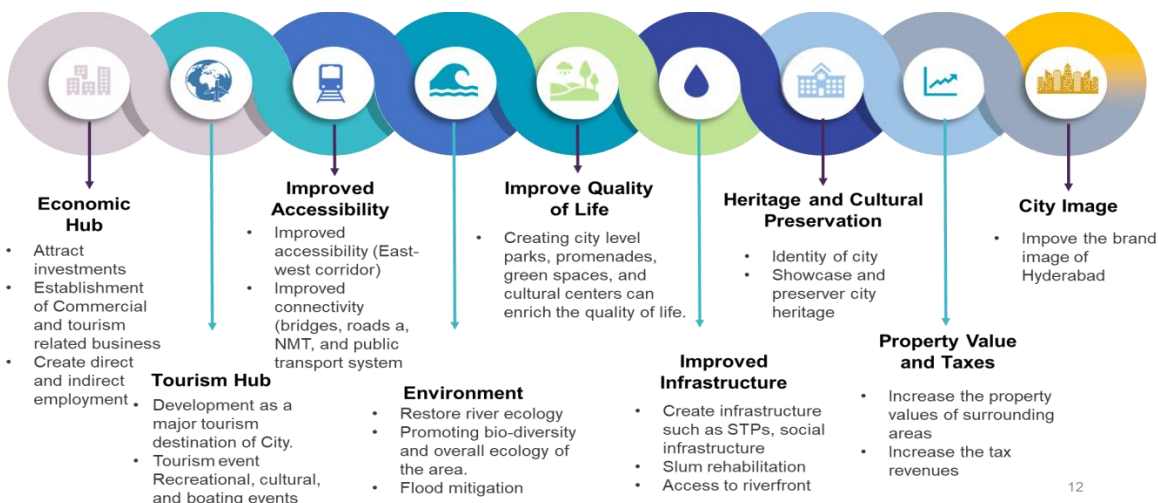
1.3 Vision of the Project

The Government of Telangana through the Musi Riverfront Development Corporation Limited (MRDCL) is working on reviving the entire river ecosystem. The project is expected to:

- i. rejuvenate and trigger growth across urban landscape along the influence zone of the river.

- ii. strategically redirect growth inwards back into the city. The river will become a growth driver for the entire corridor creating new commercial & residential centers; and rejuvenating older heritage areas and markets.
- iii. reduce its carbon footprint revolving around creating a harmonious and regenerative urban ecosystem that minimizes environmental impact while maximizing social, economic, and ecological benefits.
- iv. promote sustainable engineering of Musi Project will be complemented with inspiring design. The city’s skyline will be redefined with new iconic structures and evocative architecture.
- v. connect people and neighbourhoods with the river.
- vi. ensure a Mobility corridor connecting the Eastern and Western part of the city along the river will ease traffic across the city which would also facilitate Transit Oriented Development. Transport and logistics hubs will be built along the river and commercialized to unleash the full potential of the area.
- vii. solve complex issues of water management and mobility without losing sight of design and sustainability.
- viii. use innovative technological, financing and commercialization models to accelerate the process.
- ix. aims to become a model project for sustainable urbanization promoting adaptation of cutting edge models of urban design, energy and material efficiency.

The expected benefits of the project are detailed in the figure below.



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1.4 Key components of the overall Musi Riverfront Development:

1.4.1 River and Water Management

Objective: have clean, flowing water in the river which will restore biodiversity in the entire ecosystem.

The Government is already in the process of strengthening the existing sewage management system around the Musi river. These efforts will be augmented with

sewer networks and storm water management techniques. The river bed and embankments will be strengthened. Eventually the project may also have a component of river linkage to ensure perennial water flow.

1.4.2 Master Plan (Landuse, Trunk Infrastructure, Financial)

Objective: Plan the entire stretch of the river and its surrounding influence areas. The planning will be used as the base for identifying locations of landmark architecture, transportation nodes and growth zones. Widespread stakeholder and citizen consultation will help design the entire ecosystem making space for pedestrian zones, hawker bridges, recreation & tourist areas, commercial centers etc.

1.4.3 Mobility corridor and Transit Oriented Development

Objective: East West Connectivity and streamlined traffic management in surrounding areas

Mobility Corridor will factor in road and rail network and multimodal logistics hubs.

1.4.4 Riverfront Development

Objective: Beautification of the riverfront and urban rejuvenation of the surrounding areas

The riverfront will have people’s plazas, cycle tracks, green spaces, hawker zones, bridges, recreational & tourist areas, sports facilities, parking areas, commercial & retail spaces, and hospitality infrastructure. The project will identify strategic land parcels along the river for commercialization and development of supporting infrastructure.

The Musi Riverfront Development project is expected to cost over **7 billion USD**. It is proposed to finance the project through a variety of sources including: Government resources, multilateral funding agencies, financial markets and private sector funding. A variety of cross sector partners will be on boarded to ensure the project becomes a revenue generating platform for the Government. A significant portion of the project cost will be funded by commercialization of identified lands around the river. This project aims to leverage financial markets by strategically accessing both equity and debt markets to secure the necessary capital for implementation. Embracing innovation and sustainability, the endeavour plans to utilize instruments such as green bonds, social bonds etc. The project will work with a commitment to environmentally conscious funding practices and fostering a sustainable future.

Musi Riverfront Development Project seeks to drive ecological and economic transformation on a scale and on a time frame which has not been attempted before. We envision not only the preservation of the river's ecosystem but also the establishment of a sustainable economic framework that prioritizes long-term environmental health and community well-being. This holistic approach will ensure that Musi river project becomes a model for environmentally conscious and economically sustainable development.

1.5 Broad Scope of the Consultancy Services by the Aggregate Master Planner

The following scope encapsulates the Vision of the Project listed at **1.3**. The definitive Scope of Work to be undertaken for the Consultancy services for Aggregate Master Planning for the Musi Riverfront Development Project will be detailed in the forthcoming RFP.

- 1.5.1 **Blue Master Plan** for Musi would involve comprehensive management strategies to ensure sustainable use of water resources. The scope would cover various aspects, including water quality management, eco-system preservation, flood control and mitigation, long-term monitoring and adaptation.
- 1.5.2 **Market feasibility Study** for the proposed master plan assessing the viability and potential success within the regional setting of Hyderabad. This indicatively should include Market Analysis, Demand Analysis, Economic and Financial Feasibility and Risk Analysis. This step will be an iterative purpose in tandem with the design and infrastructure master plan.
- 1.5.3 **Design Master Plan:** Develop an innovative and visually appealing Land use Master Plan that aligns with the vision of the Musi Riverfront Development (**1.3**). This plan should enhance the overall environment, promote Transit Oriented Development, facilitate a typology of various feasible asset classes while addressing ecological considerations.
- 1.5.4 **Trunk Infrastructure Master Plan:** Develop a Trunk Infrastructure Master Plan for the project area outlining the essential components and strategies for the efficient and sustainable development of the associated infrastructure such as Utility networks (water, sewage, storm water, electricity), transportation networks (roads, bridges, public transit, pathways, walkways, cycle tracks), Storm water Management, waterfront access and amenities.
- 1.5.5 **Financial Master Plan:** Formulate a robust Financial Master Plan that supports the implementation of the Design Master Plan. This includes budgeting, funding strategies, and financial modelling to ensure the practicality and viability of the proposed development. Consulting services to on-board the required Project Management Unit/ Procurement Specialists/ Transaction Advisors and other requisite expertise for the implementation of the aforementioned plans.

2. Section II: Instructions to Applicants

2.1 Rationale for the EoI

- 2.1.1 The Government of Telangana, represented by the Musi Riverfront Development Corporation Limited (MRDCL), invites firms to participate in the Expression of Interest (EoI) process for Consultancy services for Aggregate Master Planning for the Musi Riverfront Development Project.
- 2.1.2 The Musi Riverfront Development Project aims to transform stretch of Musi from ORR West to ORR East of about 57.5 km. This stretch lies within the Outer Ring Road limits encircling the city of Hyderabad. The Government envisions a comprehensive and sustainable development, integrating both design and financial planning aspects.
- 2.1.3 The ultimate goal of the EoI is to identify qualified development firms/consortium/JVs who have both the experience, and financial and design capabilities, to be able to successfully complete the Master Plan for Design and Finance of the Musi Riverfront Development Project. The Government of Telangana will review responses and only the firms/ consortium shortlisted by the Application Review Committee will be invited to submit full responses to a Request for Proposal (RFP). The EoI will lead to an RFP process that may result in an award to a successful Aggregate Master Planner. The EoI submission and subsequent discussions with applicants are intended to provide inputs that will help clarify the development potential of the project and determine effective parameters for the issuance of a competitive RFP.
- 2.1.4 The Consultancy services for the “Aggregate Master Planning” will require a dual approach for the Master Plan i.e. Financial Master Plan to back up the Design Master Plan to translate the vision to reality. The firms are encouraged to form Consortium with the requisite skill sets to balance both design and financial planning.
- 2.1.5 All EoI applications would be evaluated in terms of technical capability of the Applicants. Detailed information on Eligibility Criteria is available in this EoI at **Section 3**.
- 2.1.6 Applicants are required to read carefully the contents of this EoI and to provide required information, as per the checklist so that capabilities of the Applicants can be fully appreciated and assessed.

2.2 Procedure for Bid Submission:

- 2.2.1 The applicant shall submit his response through on e-procurement platform at www.tender.telangana.gov.in. The applicant would be required to register on the e-procurement market place www.tender.telangana.gov.in or <http://tender.telangana.gov.in> and submit their applications online.
- 2.2.2 The applicants shall submit their eligibility and qualification documents, etc., in the formats prescribed in the EoI document, displayed in e-procurement web site. The applicant shall upload the scanned copies of all the relevant certificates, documents etc., in support of their eligibility/criteria/ technical criteria in the e-procurement web site.
- 2.2.3 The applicants shall sign on the statements, documents, certificates, uploaded by him owing responsibility for their correctness / authenticity.
- 2.2.4 The applications will be evaluated based on the certificates / documents uploaded online only towards the eligibility criteria furnished by the applicants. The detailed procedure for bid submission is described in EoI document.
- 2.2.5 **Registration with e-procurement platform:** For registration and online application submission, applicants may contact Help Desk of M/s. Vupadhi Techno Services Pvt Ltd., 1st Floor, Ramky Grandiose, Sy. No. 136/2 & 4, Gachibowli, Hyderabad., www.tender.telangana.gov.in or <http://tender.telangana.gov.in>.
- 2.2.6 **Digital Certificate authentication:** The applicant shall authenticate the EoI applications with his digital certificate for submitting the applications electronically on e-procurement platform and the applications not authenticated by digital certificate of the applicant will not be accepted on the e-procurement platform.

All the applicants need to obtain Digital Certificates from TSTS:

For obtaining Digital Signature Certificate, Please Contact:

Telangana State Technology Services Limited TSTS:
HACA Bhavan, 2nd Floor Tank bund road
Nampally Road
Hyderabad – 500 004
Phone: 040 2322 6970

- 2.2.7 Applicants need to register on the electronic procurement market place of Government of Telangana i.e. www.eprocurement.gov.in . On registration on the e-procurement market place they will be provided with a user ID and password by the system using which they can submit their applications online.
- 2.2.8 While registering on the e-procurement market place, applicants need to scan and upload the required documents as per the requirement on to their profile.
- 2.2.9 The applicants shall be required to furnish a declaration in online stating that the soft copies uploaded by them are genuine.

2.3 Transaction Fees:

- 2.3.1 The transaction fee of INR .10,000/- +18 % GST has to be paid through electronic gate way payment system to TSTS., by each participating applicant at the time of Application submission.

2.4 General Terms

- 2.4.1 Interested firms are requested to submit their Expression of Interest (EoI) by 7thMarch, 2024. Submissions should include relevant company information, details of past projects, and a preliminary approach to the Musi Riverfront Development Project based on our Vision for Musi Riverfront Development. The checklist for requisite documents and formats for submission are listed in the Annexure.
- 2.4.2 Applicants shall submit the EoI on the prescribed format in English language.
- 2.4.3 The EoI shall be submitted on e-procurement platform at www.tender.telangana.gov.in along with a covering letter together with the requisite supporting documents and proofs as mentioned in this EoI, on the letter head of the Applicant with each page of the Document duly signed and stamped by the head or authorized signatory of the Applicant.
- 2.4.4 The Authority will notify shortlisted Applicants through registered email.
- 2.4.5 Only the shortlisted firms may be contacted by the Authority.
- 2.4.6 The Authority retains the right to restrict the number of shortlisted firms for efficiency.
- 2.4.7 The finalization of the consultant will involve a Two-Stage Selection Process. The selection process consists of two stages, outlined briefly as follows:
- 2.4.7.1 **Stage I: Global Invitation for Expression of Interest (EoI):** This stage is exclusively intended for creating a shortlist of Applicants based on the objective evaluation of credentials. Prospective consultants fulfilling the mandatory eligibility criteria will be considered for Stage II.
- 2.4.7.2 **Stage II: Request for Proposal (RFP):** The shortlisted Applicants from Stage I will be eligible to participate in stage –II i.e., RFP and will be required to submit their bids on e-procurement platform at www.tender.telangana.gov.in separately for both separate "Technical Proposals" and "Financial Proposals" following the prescribed procedure. Specific details regarding this stage will be outlined in the forthcoming RFP document. The bid evaluation will adhere to the QCBS (Quality and Cost-Based Selection) system.
- 2.4.8 **Application Review Committee:** An expert committee will be constituted by the Authority to evaluate the applications/Tender based on the Eligibility criteria listed in this EoI to arrive at the list of shortlisted applicants.

2.4.9 Subsequent RFP for Consulting Services for Aggregate Master Planning for the Musi Riverfront Development Project: Upon review of EoIs, selected firms will be invited to submit comprehensive responses to a Request for Proposal (RFP). This stage will require a more detailed presentation of your firm's capabilities and proposed methodologies.

2.4.10 Upon review of the EoI submissions, MRDCL reserves the right to:

2.4.10.1 Issue a subsequent Competitive Request for Proposals (RFP), to identify and select a Consultant for Aggregate Master Planning for the Musi Riverfront Development Project in Hyderabad, Telangana, India.

2.4.10.2 Take other action deemed appropriate, including no further action.

2.4.10.3 All materials submitted in response to this EoI become the property of MRDCL. Applicants should be specific with regard to sections of their proposals that they deem confidential. MRDCL shall make its best effort to honour such requests.

2.4.11 Right to Modify or Terminate EoI Process

2.4.11.1 Notwithstanding any other provision of this EoI and without any liability to any prospective applicant, MRDCL reserves the unilateral right to postpone submission deadlines, reject any and all proposals, seek additional input from one or more applicants (but not necessarily all applicants), waive any requirement of this EoI, and modify or withdraw this EoI.

2.4.12 Non-Collusion: By submission of a proposal, the applicant certifies in connection with this proposal:

2.4.12.1 The applicant declares that this proposal is made in good faith, without fraud or collusion with any person or persons submitting a proposal on the same agreement.

2.4.12.2 The applicant has carefully read and examined the “Expressions of Interest” document and understands them. The applicant declares that it is fully informed as to the nature of and the conditions relating to the subject property.

2.4.12.3 The applicant acknowledges that they have not received or relied upon any representations or warranties of any nature whatsoever from the Authority, its agents or employees, and that its response is based solely upon the undersigned’s own independent business judgment.

2.4.12.4 The applicant has arrived at the proposed proposal independently, without communication, consultation or agreement, for the purpose of restricting competition with any other proposal applicant or with any competitor.

2.4.12.5 No attempt has been made or shall be made by the proposed applicant to induce any other person or firm to submit or not submit a proposal for the purpose of restricting competition.

2.4.13 In case of any dispute, Hyderabad, India shall be the jurisdiction for any legal matter and the decision of the Authority shall be final and binding.

2.5 Pre-Submittal Meeting for EoI

- 2.5.1 An pre-submittal meeting will be held on February 16th, 2023 @ 12.00 P.M at Hyderabad as a way to introduce the project area, the anticipated topics to be covered, the project scope and eligibility criteria and an opportunity for interested firms/consortium to ask questions about the project.
- 2.5.2 The venue for the pre-submittal meeting will be communicated on the MRDCL website at <https://musi.telangana.gov.in>.
- 2.5.3 There is an option to attend the pre-submittal meeting online for International consultants. The details for the same will be communicated on the MRDCL website at <https://musi.telangana.gov.in>.
- 2.5.4 Applicants are advised to write an e-mail to the Authority at musirdc@gmail.com to indicate whether or not they will attend and, if so, the number of attendees and their names, designation etc., at least two (2) working Days prior to the date of the pre-Submittal meeting
- 2.5.5 All queries need to submitted via email at musirdc@gmail.com at least two (2) working Days before the pre-submittal meeting. Replies to the queries will be uploaded on the e-procurement platform as corrigendum and also on other website: <https://musi.telangana.gov.in>, which will subsequently form an “Addendum” to this EoI. Responses by the Authority will be provided only to the queries that have been mailed by the applicant.
- 2.5.6 During the course of Pre-Submittal Meeting(s), the Applicants will be free to seek clarifications and make suggestions for consideration of the Authority. The Authority shall endeavour to provide clarifications and such further information as it may, in its sole discretion, consider appropriate for facilitating a fair, transparent and competitive EoI Process.

2.6 EoI Validity Period

The EoI submitted by interested parties shall be valid for 120 days from the EoI Submission Date as mentioned hereinafter.

2.7 Deadline for EoI:

The Last date for receipt of applications through online e-procurement platform is March 7th, 2024 at 4:00 PM IST.

HARD Copies: All the applicants shall produce hard copies of the **uploaded Documents** only through online for the purpose of evaluation on the last day of receipt of applications

3. Section III: Eligibility Criteria for this EoI

3.1 Consultancy Firm/Consortium Requirements:

- 3.1.1 The potential applicant must be a national or international firm, LLP, or company and must possess relevant experience in master planning. The EoI provides broad objectives, scope of services, and associated requirements. If an applicant possesses the necessary experience and capabilities for the services, it can participate in the EoI for Consultancy services for Aggregate Master Planning for the Musi Riverfront Development Project.
- 3.1.2 The Applicant must have adequate in-house resources and expertise to ensure the timely delivery of the project. Assurance that all key staff positions for the Musi Riverfront Development Project will be held by international experts with relevant experience, ensuring a global perspective and high-quality project delivery.
- 3.1.3 **Local Presence Commitment:** The applicant, if selected through the forthcoming RFP process, must possess the willingness to either have a local office in Hyderabad or a commitment to establishing one, ensuring active engagement and seamless collaboration with local stakeholders.
- 3.1.4 An applicant will be considered ineligible to submit a proposal if the organization has been barred or blacklisted by the Central and/or State Government or any relevant agency of international repute.
- 3.1.5 Before evaluating applications, the Authority will assess each application's responsiveness to the EoI eligibility criteria (**Chapter 3**) through an expert **Application/Tender Evaluation Committee** constituted for this sole purpose. An application will be deemed responsive only if:
 - (a) It adheres to the checklist in Annexure-5.1.
 - (b) It is received by the Application Deadline (2.7)
 - (c) It is signed and appropriately marked.
 - (d) It includes all the required information as outlined in the EOI.
 - (e) It is unconditional.
 - (f) It is not deemed non-responsive as per the terms herein.
- 3.1.6 The Authority retains the right to reject any non-responsive application, and no requests for alteration, modification, substitution, or withdrawal will be entertained by the Authority in such cases.

3.2 Consortium Formation:

3.2.1 The Applicants may associate with other firms to enhance their qualifications but must clearly indicate whether the association is in the form of a Consortium/ Joint Venture. The maximum number of Members in the Consortium shall be four (4) including the Lead Member. The Applicant shall submit a registered Agreement of their association. (Only for Applicants forming Consortium/ JV). The Lead member of the Consortium/JV must either be the firm that would qualify the Eligibility Criteria at **3.3.2.1**.

The members of the Consortium shall furnish a Power of Attorney designating one of the members, as per the Memorandum of Understanding (MoU), as their Lead Member (Lead Member is a member who commits to hold at least 51% of aggregate financial commitment (equity share holding) for the project. The Proposal shall be signed by the duly authorized signatory of the Lead Member and shall be legally binding on all the members of the Consortium.

3.3 Eligibility Criteria for EoI:

3.3.1 Prospective applicants must fulfil the following criteria before opting to provide an EoI response. Applicants are requested to furnish comprehensive details of relevant project experiences. The Authority reserves the right to shortlist a limited number of applicants for the subsequent selection process.

3.3.2 The Shortlisting Criteria for Stage I i.e. EoI to proceed to the Stage II of the bidding process i.e. RFP are as follows:

3.3.2.1 Criterion (1/5): The applicant should have experience in preparation of at least three (3) Statutory Master Plans of a City Region / Regional level Master Plan /Area level Master Plan/ Riverfront Development Plan, of an extent of at least 115 sq.km, during the last ten (10) years.

At least one (1) out of 3 master plans prepared by the Applicant should have been notified by appropriate Authority and documentary proof of the notification of the master plan should be provided.

At least one (1) out of 3 projects shall be an international project.

Proof of project completion, including a copy of the work order/agreement and project completion certificate, must be enclosed. On-going relevant assignments will be considered for evaluation, only for projects where, documentary evidence / proof of completion of at least up to 80 per cent is furnished.

3.3.2.2 Criterion (2/5): Experience in preparation of at least three (3) Pre-feasibility study / feasibility study /Development Plan/ Zoning Plans for Riverfront/ Development in India or abroad, during the last ten (10) years.

At least one (1) out of 3 projects should be of area not less than 15 Sq km. At least one (1) project should be for a length of not less than ten (10) km.

Proof of project completion, including a copy of the work order/agreement and project completion certificate, must be enclosed. On-going relevant assignments will be considered for evaluation, only for projects where, documentary evidence / proof of completion of at least up to 80 per cent is furnished.

3.3.2.3 Criterion (3/5): Experience of engineering design/DPR of at least five (5) individual urban infrastructure projects such as arterial / sub-arterial roads / collector roads / flyovers or utility services (water supply / sewerage / drainage network / treatment plants) in an urban context with capital costs of at least INR. 1000 crores each for Government / Semi Government Agency or private entity during last twenty (10) years.

Proof of project completion, including a copy of the work order/agreement and project completion certificate, must be enclosed. On-going relevant assignments will be considered for evaluation, only for projects where, documentary evidence / proof of completion of at least up to 80 per cent is furnished.

3.3.2.4 Criterion (4/5): Experience in preparation of at least two (2) Financial/Business Plans for metropolitan / city development during the last ten (10) years.

Proof of project completion, including a copy of the work order/agreement and project completion certificate, must be enclosed. On-going relevant assignments will be considered for evaluation, only for projects where, documentary evidence / proof of completion of at least up to 80 per cent is furnished.

3.3.2.5 Criterion (5/5): Demonstrate being in operating as a consulting entity, for atleast 10 years or more.

- i. A copy of Valid/ Business Registration Certificate or Business Licenses in conformity with the provisions of the laws of the country of the Applicant.
- ii. A Valid/ up-to date Original copy of Tax Clearance Certificate from the relevant authority in compliance with the provisions of the laws of the country of the Applicant.
- iii. Capacity Statement showing institutional capacity to deliver, including description of the consultant's staff, associate consultant complement, mission statement, key corporate policies and core competencies.

3.4 EoI Evaluation Process

Evaluation will be conducted on a Pass/Fail basis the aforementioned criteria separately mentioned at 3.3.2. Applicant(s) meeting all the criteria will, contingent on the terms of the EoI, be deemed qualified to submit their Bid(s) for the Project in the next round of the Bidding Process i.e. RFP Process.

4. Section IV: EoI Submission and Evaluation

4.1 EoI Submission Components:

4.1.1 **Government of Telangana through Musi Riverfront Development Corporation is seeking highly qualified multi-disciplinary firm/consortium to prepare an Aggregate Master Plan for the Musi Riverfront.** Applicants are invited to submit their qualifications for consideration pursuant to the terms and conditions of this EoI. This EoI contains several relevant documents in the appendix to review. Applicants are required to review and consider this information in the development of their submission. While highly developed plans and pro-formas are not required at this stage, additional material and information, as deemed appropriate by applicants, may be included in the submission package. For this EoI, MRDCL is requesting the following from interested firms/project consortiums:

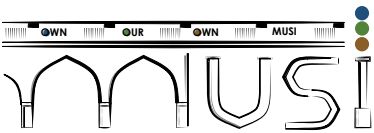
1. **Section I: Format of Letter of Expression of Interest along with the cover letter for the Application (Annexure- 5.2):on Letterhead of the firm/consortium/JV (principal)**
2. **Section II: Format for Technical Information (Annexure5.3).**

Descriptions should include, at a minimum, the types of similar projects undertaken by the entity, description of its geographical market focus, length of time in business, description of the principals and key personnel who worked on the project, and

Provide a list of similar projects which the Applicant team has completed. Brochures and collateral material may be included as appropriate. All applicants should provide brief description of development projects listed in the Eligibility Criteria at [3.3.2](#). The format is at [5.3.1](#).

3. **Section III: Format for Financial Information of the Applicant (Annexure III). Also, enclose Proof as listed at [3.3.2.5](#).**
4. **Section IV: Experience and Qualifications of Developer/Development Team: Provide a description of the principal developer (and its related Consortium, Joint Venture, if any) and team members. Identification and resumes of key personnel of any proposed team members. The Applicant shall upload a covering letter explaining how key personnel's capabilities are best suited in carrying out the consultancy services for the Aggregate Master Planning for the Musi Riverfront Development Project.**

Experience and Qualifications of prospective Team. Provide a description of the principal developer (and its related Consortium, Joint Venture, if any) and team members. Descriptions of the prospective team should include, at a minimum, the types of similar projects undertaken by the Applicant, description of its geographical market focus, length of time in business, description of the principals and key personnel who are most likely to work on the project and identification and resumes of key personnel of any proposed team members.



**EoI for Consultancy services for Aggregate Master Planning
for the Musi Riverfront Development Project**

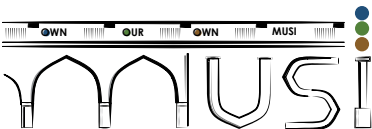


- 5. Section V: Joint Bidding Agreement of Consortium/ JV Members (Not applicable for only one firm applying for the EoI).
Power of Attorney for appointing lead Member of consortium ((Not applicable for only one firm applying for the EoI)**

5. Annexure

5.1 Annexure I: Checklist for Submission of EoI

Section No.	Documents	Status (Submitted/ Not Submitted)	Remarks (if any)
1.	Letter of Expression of Interest along with the cover letter for the Application		
2. i)	Format for Technical Information of the Applicant		
ii)	copy of the work order/agreement (for all mentioned projects)		
iii)	Proof of project completion (for all mentioned projects)		
3. i)	Format for Financial Information of the Applicant		
ii)	A copy of Valid/ Business Registration Certificate or Business Licenses in conformity with the provisions of the laws of the country of the Applicant.		
iii)	A Valid/ up-to date Original copy of Tax Clearance Certificate from the relevant authority in compliance with the provisions of the laws of the country of the Applicant.		
iv)	Cover letter explaining how key personnel's capabilities are best suited in carrying out the consultancy services for the Aggregate Master Planning for the Musi Riverfront Development Project.		
5.	Consortium/JV Agreement		
6.	Power of Attorney for appointing lead Member of consortium for this project (NA if sole applicant)		



**5.2 Annexure II: Format of Letter of Expression of Interest along with
the cover letter for the Application**

[On Company's letterhead]

Date:

Managing Director,
Musi Riverfront Development Corporation Ltd. (MRDCL)

Hyderabad-5000__

Telangana, India.

Phone: _____ (Extn. # __) Fax: _____

Email: _____, _____

SUBMISSION OF EXPRESSION OF INTEREST

**Consultancy services for Aggregate Master Planning
for the Musi Riverfront Development Project**

Dear Madam,

We hereby submit our expression of interest for consultancy services as explained in the Invitation for Expression of Interest for the aforementioned project. In support we will submit all the necessary information and relevant documents for our participation in the procedure for short listing of applicants as a part of the selection process. The submission is made by us, on behalf of in the capacity of duly authorized to submit the expression of interest. We hereby submit our willingness to get shortlisted for our participation in the process for identifying the Consultant for the aforementioned project. We understand that Authority reserves the right to reject the submission, without assigning any reason.

Yours faithfully,

Signature of Applicant:

Name of Signatory:

Designation:

Name and address of firm:

Contact number:

Fax:

Email:

Enclosures:

1. Copy of Board Resolution/ Power of Attorney or Authority letter authorizing the representative to sign on behalf of the Company/ firm 2/3/4(in case of a Consortium)

5.3 Annexure III: Format for Technical Information of the Applicant

The Applicants are requested to submit summary of Technical Experience details as per the below mentioned format:

5.3.1 **Description of** all the aforementioned projects from **3.3.2.1, 3.3.2.2, 3.3.2.3, 3.3.2.4** of the Eligibility Criteria:

Assignment Name:		Country:	
Location within Country:		Professional Staff Provided by Your Firm/ Entity (Profiles).	
Name of Employer:		No. of Staff:	
Address:		No. of Staff-Months: Duration of Assignment:	
Start Date (Month/ Year):	Completion Date (Month/ Year):	Approx. Value of Services (in Current US\$/INR):	
Name of Associated Consultants, if any:		No. of Months of 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:			

5.4 Annexure IV: Format for Financial Information of the Applicant

The Applicants are requested to submit their summary of Financial information of firm details as per the below mentioned format:

5.4.1 Average Annual Turnover of the Applicant:

Financial Year	Turnover in INR crores
2023-2024	
2022-2023	
2021-2022	
2020-2021	
2019-2020	
2018-2019	
2017-2018	

Note: The Applicant shall submit annual reports and audited financial statements (Balance sheet, profit and loss account and if available cash/funds flow statement).

SIGNATURE: _____

DATE: _____

NAME _____

DESIGNATION: _____

COMPANY SEAL

COMPANY: _____

5.4.2 Certificate from the Statutory Auditors:

This is to certify that..... (Name of the Applicant) has received the payments shown above against the respective years on account of professional fees.

Name of the audit firm:

Seal of the audit firm

Date:

(Signature, name and designation of the authorised signatory)

In case the Applicant does not have a statutory auditor, it shall provide the certificate from its chartered accountant that ordinarily audits the annual accounts of the Applicant. **In case the applicant is depicting turnover from *foreign country, the turnover certification needs to be from the Chartered Accountant / Statutory Auditor located in the same country. * This may be the case when an Applicant is based out of India, or the Applicant is using financial credentials of its parent company based outside India**

The Price Conversion factor shall be considered as: 1USD = 83.05INR

5.5 Annexure V: Particulars of the Applicant

5.5.1 State the following:

- i. Name of Company or Firm:
- ii. Legal status (e.g. incorporated private company, unincorporated business, partnership etc.):
- iii. **Incorporation documents (to be enclosed at the end): (e.g. Certificate of Incorporation (of both Indian/Foreign Company, Memorandum/Articles of Association, CS/CA certificates, etc.)**
- iv. Country of incorporation:
- v. Registered address:
- vi. Year of Incorporation:
- vii. Year of commencement of business:
- viii. Principal place of business:
- ix. Detail Company Profile description of the Company including details of its main lines of business
- x. Name, designation, address and phone numbers of Authorised signatory of the Applicant:
 - Name:
 - Designation:
 - Company:
 - Address:
 - Phone No.:
 - Fax No. :
 - E-mail address:

5.5.2 For the Applicant, state the following information:

- (i) In case of non-Indian Firm, does the Firm have business presence in India?

Yes/No If so, provide the office address (es) in India.

- (ii) Has the Applicant been penalized by any organization for poor quality of work or breach of contract in the last five years? Yes/No

- (iii) Has the Applicant ever failed to complete any work awarded to it by any public authority/entity in last five years? Yes/No

- (iv) Has the Applicant been blacklisted by any Government department/Public Sector Undertaking in the last five years? Yes/No

Note: If answer to any of the questions at (ii) to (iv) is yes, the Applicant is not eligible for this consultancy assignment.

5.6 Annexure VI: Power of Attorney for appointing lead Member of consortium

Power of Attorney

Know all men by these presents, we, (name of Firm and address of the registered office) do hereby constitute, nominate, appoint and authorise Mr. / Ms..... presently residing at, who is presently employed with us and holding the position of as our true and lawful attorney (hereinafter referred to as the “Authorised Representative”) to do in our name and on our behalf, all such acts, deeds and things as are necessary or required in connection with or incidental to submission of our EOI for and selection as the Consultant for Aggregate Master Planning for the Musi Riverfront Development Project in Hyderabad, Telangana State, India proposed to be developed by the Musi Riverfront Development Corporation Limited MRDCL (the “Authority”) including but not limited to signing and submission of all applications and other documents and writings, participating in pre-bid and other conferences and providing information/ responses to the Authority, representing us in all matters before the Authority and undertakings consequent to acceptance of our EOI and generally dealing with the Authority in all matters in connection with or relating to or arising out of our EOI for the said Project. AND, we do hereby agree to ratify and confirm all acts, deeds and things lawfully done or caused to be done by our said Authorised Representative pursuant to and in exercise of the powers conferred by this Power of Attorney and that all acts, deeds and things done by our said Authorised Representative in exercise of the powers hereby conferred shall and shall always be deemed to have been done by us.

IN WITNESS WHEREOF WE, THE ABOVE NAMED PRINCIPAL HAVE EXECUTED THIS POWER OF ATTORNEY ON THIS DAY OF, 2024

For
(Signature, name, designation and address)

Witnesses:

- 1.
- 2.

Notarised

Accepted

.....
(Signature, name, designation and address of the Attorney)

Notes:

The mode of execution of the Power of Attorney should be in accordance with the procedure, if any, laid down by the applicable law and the charter documents of the executant(s) and when it is so required the same should be under common seal affixed in accordance with the required procedure. The Power of Attorney should be executed on a non-judicial stamp paper of Rs. 100 (Hundred) and duly notarised by a notary public. Wherever required, the Applicant should submit for verification the extract of the charter documents and other documents such as a resolution/power of attorney in favour of the person executing this Power of Attorney for the delegation of power hereunder on behalf of the Applicant. Every page of Foreign Document(s), i.e. Document(s) created or originating from outside the Republic of India, such as work experience certificate(s), financial detail(s), Power Of Attorney(s)[notarized in the jurisdiction where the Power of Attorney is being issued], qualifying document(s), etc. shall be compulsorily authenticated/ embossed/ legalized from the Indian Embassy/Indian High Commission of India situated in the country from where such Document(s) are created or are originating, before any such Document(s) are used for the purpose of applying towards this Project. Such notarization and authentication/ embossment/ legalization from the Indian Embassy/Indian High Commission of India shall also apply to all such document(s) that are in a language other than English, which shall be compulsorily required to be translated (as the true translated copies of the original) by a duly authorized Translator.