

**DELHI DEVELOPMENT AUTHORITY
OFFICE OF THE CHIEF ENGINEER (NORTH ZONE)
18TH FLOOR, VIKAS MINAR, NEW DELHI-02**

NIQ No.01/EE/EMD-01/DDA/2022-23

Date:

NOTICE INVITING QUOTATION

Sealed Item Rate quotation are invited by EE/EMD-1 up to 3 PM on in his office at DDA Office Complex I pocket Dilshad Garden Delhi-95 on prescribed format from eligible consultant/ consultancy firm for of financial evaluation of DPR & RFPof In-situ Slum Redevelopment/Rehabilitation of jhuggi cluster at Dilshad Garden, New Delhi on PPP mode.

Earnest Money : Rs 10,000/-

Security Deposit : @5% of the accepted quoted amount.

Time allowed : 35 days

Tentative assessed
Value of consultancy
service Rs 5, 00,000

EARNEST MONEY

EARNEST MONEY Rs. 10,000/- shall be submitted along with quotations in the shape of Demand Draft drawn in favor Sr. A.O. (CAU) East Zone, DDA having Account No. 01201110000010 with HDFC Bank, Laxmi Deep Building, Laxmi Nagar Delhi-92 (IFSC code HDFC 0000120).

SECURITY DEPOSIT

An amount equivalent to 5% (five per cent) of the gross amount payable to the consultant shall be deducted progressively from each bill for fulfilling the terms of agreement faithfully and honestly. The security deposit will be refunded after approval of final report

GST or any other tax applicable on of this WORK ORDER shall be payable by the consultant and DDA will not entertain any claim whatsoever in respect of the same.

No TA/DA or any other expenses shall be paid for attending meeting, making presentation collection of data or for any liaison work.

Terms & Conditions

1. Brief particular

DDA has approved the DPR & invited bids on PPP mode for re-habilitation/redevelopment of the slum cluster at Dilshad Garden Delhi-95 to create conducive living environment for its occupants and regain & utilize full or part of the land in a gainful manner. The concept of land as resource has been adopted to develop the project on PPP mode. The financial evaluation of DPR & RFP are required to be done for making a decision .

2. SCOPE OF SERVICES

Detailed Project Report & RFP is available in the office of EE/EMD-1 DDA.

1. Detailed Market Overview including Assessment of City and Region x Development Potential. This shall also include Assessment of City Demographics and analysis of their corresponding impact on the Real Estate Segment.
2. Site and Location Analysis to assess the possible catalysts which will be encountered while developing the land parcel. This would involve evaluation of Key Attributes, Accessibility & Linkages, Micro Analysis & Surrounding Activity Profile. A detailed SWOT Analysis for developments would also be conducted. This exercise would enable DDA to identify critical factors with respect to the site which could potentially have an impact on development dynamics and market attractiveness of the envisaged project. Mitigation strategies with reference to the threats would be developed.
3. Benchmarking of prominent 4-5 similar developments in the commercial and residential segment within the close vicinity of the subject site (5Kms). The objective of the exercise will be to identify specific competing developments and also observe the best practices in the sector which is a critical aspect which feeds into the formulation of a well aligned product offering. The factors which will be examined during benchmarking would be as below:
 - Project Attributes & Characteristics
 - Location, scale and phasing of the development
 - Product mix details such as the land area, FAR, Ground Coverage, size of the development (leasable / built-up area, number of units, etc.), number of floors, parking area, etc.
 - Facilities / amenities provided.
 - Profile in terms of the target segment, positioning strategy & core development concept adopted
 - Key Performance Matrix
 - Absorption / occupancy patterns & timelines exhibited
 - Broad level feedback on the tenant / occupier mix witnessed (applicable in case of commercial), including names of key operating brands / corporate
 - Pricing Strategy Adopted
 - Residential Segment - prevailing capital values / sale price (including other charges such as club membership, parking, preferred location charges, etc.)
 - Commercial Segment- details of the rental / capital values, floor-

wise premiums, typical lease terms & escalations.

- Segregation of components, where relevant – anchors, image enhancers, revenue generators, etc.

➤ Implications on Development Strategy

- Utilizing the above findings, the Property Consultant would derive the critical success factors & USPs characterizing the benchmarked development and further, identify key industry/segment best practices in context of the same (along with their applicability given local conditions & dynamics)
- Relevance of inter-component synergies (for mixed-use developments) & corresponding impact
- The primary objective of the above exercise would be to derive any key implications on the development strategy envisaged for the subject site specifically in context of the identified segments.

➤ Determination of Circle Rate as per SRO (Sub- Registrar Office)/ Local Development Authority of the area/ location concerned for each land parcel/plot.

➤ Suitable recommendations towards the proposed asset class.

➤ Property consultants on its own verify and inform the eligible FAR, Ground coverage, Height restriction etc.

➤ Market assessment value of the land parcel in comparison with the nearby plots/land.

➤ The value of land parcel is to be assessed in the manner that will fetch the price from the market.

➤ Construction Rate in Rs per Sqft in the locality

➤ Current Selling price of units with respect to market demand

➤ Overall cost of the project, phase wise as per market rates.

➤ Optimum Investment plan and Return on Investment etc.,

➤ To suggest different components of development as per TOD Norms/MPD 2021.

➤ To suggest different options of Residential Space with corresponding sale rate in Rs per Sqft of saleable area.

➤ To explore the development for commercial & volume of commercial space development with corresponding sale rate in Rs per Sqft of saleable area

➤ To Suggest type of development for social or civic space with corresponding sale rate in Rs per Sqft of saleable area.

➤ Any other value addition to the project to make project viable

➤ The property consultant shall co-ordinate with concern authorities & informs the details of all applicable taxes, statutory payments such as property tax, labour cess etc. which is to be paid on the respective land parcel.

➤ The property consultant shall provide any other information and consultation as desired by NBCC on the respective land/ plot. No extra payment will be made on this account.

➤ Suggest percentage of commercial & residential development in

remunerative portion to optimize the return considering the construction cost and salability

Preparation of Reports:

- The property consultant shall prepare and submit the report in draft for the land parcel/construction rates separately to DDA. The report shall include all work outputs in respect of compliance of aforesaid clauses and recent photographs of the plots/ properties. After approval of the draft report, the property consultant shall prepare and submit the final report to DDA.
- The final report should be submitted in Five
(05) colored copies. The consultant shall also submit soft copy of the report.

3. Deliverables:

1. Drafts Excel workings
2. Submission of Draft Report
3. Presentations to DDA
4. Submission of Final Report

4. TIME FRAME

The flow of activities and the maximum time frame for the work shall be as follows:

S. No.	Activity	Time allowed (From date of start)
1.	Submission of Draft Excel Workings	10 days
2.	Submission of Draft Report	20 days
3.	Presentation to DDA	25 days
4	Submission of Final Report	30 days

5. PAYMENT SCHEDULE

The payment shall be released at following stages:

S. No.	Successful completion of stage	Percentage of Agreement Value
A.	On submission of Draft Excel Workings	40% (Forty percent)
B	Submission of Draft Report	40% (Forty percent)
C	Presentation to DDA	15% (Fifteen percent)
D	Submission of Final Report	5% (Five percent)

6. Eligibility Condition of the Bidder:

1. Minimum 5 years of experience in the valuation of real estate projects in Delhi NCR
7. Note: - Bidder should submit EM & document certifying eligibility of bidder in this sealed quotation

**Executive Engineer
Eastern Maintenance Division 1
DDA, Delhi**

SCHEDULE OF QUANTITIES

Name of assignment:- Providing Consultancy for financial evaluation of DPR & RFP of In-situ Slum Redevelopment/Rehabilitation of jhuggi cluster at Dilshad Garden, New Delhi

S No	Description of items	Qty.	Unit	Rate	Amount
1.	Providing Consultancy for financial evaluation of DPR & RFP of In-situ Slum Redevelopment/Rehabilitation of jhuggi cluster at Dilshad Garden, New Delhi. The scope of the work will be as per sr. no. 2 of Terms & Conditions.	1 job	Per job		
				Total	

**Executive Engineer
Eastern Maintenance Division 1
DDA, Delhi**