

**Request for Proposal
for
Selection of an Architecture/ Urban Planning agency for
Preparation of Integrated Tourism Development Plan for
Satkosia destination, Odisha**

**RFP No. 4146 , Date 22.04.2021
TCT-COOD-SCH-10/2021**



Department of Tourism, Government of Odisha

Paryatan Bhawan, Lewis Road, Bhubaneswar, 751014

Phone 0674)2432177|Fax:(0674)–243887

<https://dot.odishatourism.gov.in>

[Email- info@odishatourism.gov.in](mailto:info@odishatourism.gov.in), pmu@odishatourism.gov.in

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The issue of this RFP does not imply that the Authority is bound to select an Applicant or to appoint the Selected Applicant, as the case may be, for the Firm and the Authority reserves the right to reject all or any of the Proposals without assigning any reasons whatsoever and cancel the entire bidding process.

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 fees, expenses associated with any demonstrations or presentations which may be required by the Authority or any other costs incurred in connection with or relating to its Proposal. All such costs and expenses will remain with the Applicant and the Authority shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by an Applicant in preparation for submission of the Proposal, regardless of the conduct or outcome of the Selection Process.

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Schedule of Application Process

Department of Tourism (DoT) invites proposals from Architecture/ Urban planning firms for **“Preparation of Integrated Tourism development plan for Satkosia destination”** in accordance with the conditions and manner prescribed in the RFP document.

Agencies are advised to study the RFP document carefully before submitting their proposals in this regard.

Important Dates and Information

Last date for submission of written / online queries for clarification	Queries shall be sent on pmu@odishatourism.gov.in by 02.05.2021 till 5 PM
Pre-bid meeting	03.05.2021 at 12:00 PM(Via Video Conference)
Last date and time of submission of Proposal	24.05.2021 till 12.00 PM
Date and time of opening of Technical Proposal	24.05.2021 till 3.30 PM(Via Video Conference)
Date and time of • Technical Presentation(Via Video Conference) • Opening of Financial Proposal(Via Video Conference)	To be intimated later

1. INTRODUCTION

Department of Tourism (DoT) aims to develop Odisha as one of India's most preferred tourist destinations. Concerted efforts are being put in place by Odisha Government to position the state prominently on the domestic and international tourism map. In this endeavour Odisha Tourism Department is giving special importance to plan and develop niche tourism segments such as ecotourism, adventure tourism, sports tourism, cultural tourism, etc. As a state located in the eastern part of India (Eastern Ghats), Odisha has rich natural heritage mainly in the form of diverse forest types, wetlands, coastal areas, hills, mountains and diverse flora & fauna. The state boasts of almost 40% of its geographic area under forest cover which includes a network of Protected Areas, Reserve forests, etc. All these endowments along with its people and cultural heritage make Odisha a noteworthy destination for ecotourism. Understanding this potential, the state Government is putting earnest efforts to promote ecotourism as a prominent segment of Odisha's tourism industry.

In order to consolidate ongoing ecotourism related developments in the state and tread a way forward, Govt of Odisha intends to engage an agency an Architecture/ Urban Planning agency for Preparation of Integrated Tourism Development Plan of Satkosia.

2. DESCRIPTION OF SATAKOSIA

The Satkosia Wildlife Sanctuary, established in the Year 1976, spreads across Angul, Boudh, Cuttack and Nayagarh Districts of Odisha covering an area of 963.87 sq. kms.

The Satkosia Tiger Reserve comprises of the Satkosia Gorge Sanctuary & Baisipalli Sanctuary.

The total area is inclusive of the Core area or critical Tiger Habitat of 523.61 sq. Km. and is declared as "Satkosia Tiger Reserve" during 2007. Satkosia Gorge has an exclusive geomorphology feature as Mahanadi cuts it through the Eastern Ghats thus forming a wonderful gorge. High range of hills on the southern portion of Mahanadi river and the northern sides are covered with different range of mountains.

Satkosia Gorge Sanctuary owes its name to the narrow stretch of River Mahanadi that is "sat-kosh" or seven miles long near Tikarpada, 60 km south of Angul. Here Mahanadi has cut across the Eastern Ghats and is known for the gharials, mugger crocodile and rare freshwater turtles. The Gorge is famous for the scenic beauty and boating experiences in Mahanadi.

Satkosia can be reached by road via Athagarh. The nearest railway station is the Angul and is about 113 kms away. The nearest airport is Bhubaneswar Airport in Odisha, which is located at around 125 km.



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Various existing facilities around Satkosia include interpretation centre at Tikarpada and accommodation facilities at Chhotkei, Purunakote, Tikarpada, Baghmunda Tarava & Baliput. The accommodation facilities are in the form of eco-cottages which offer scope to get close to natural surroundings.

In this background, Department of Tourism intends to develop Satkosia wildlife sanctuary as an integrated destination to facelift the tourism of the area

3. Indicative components

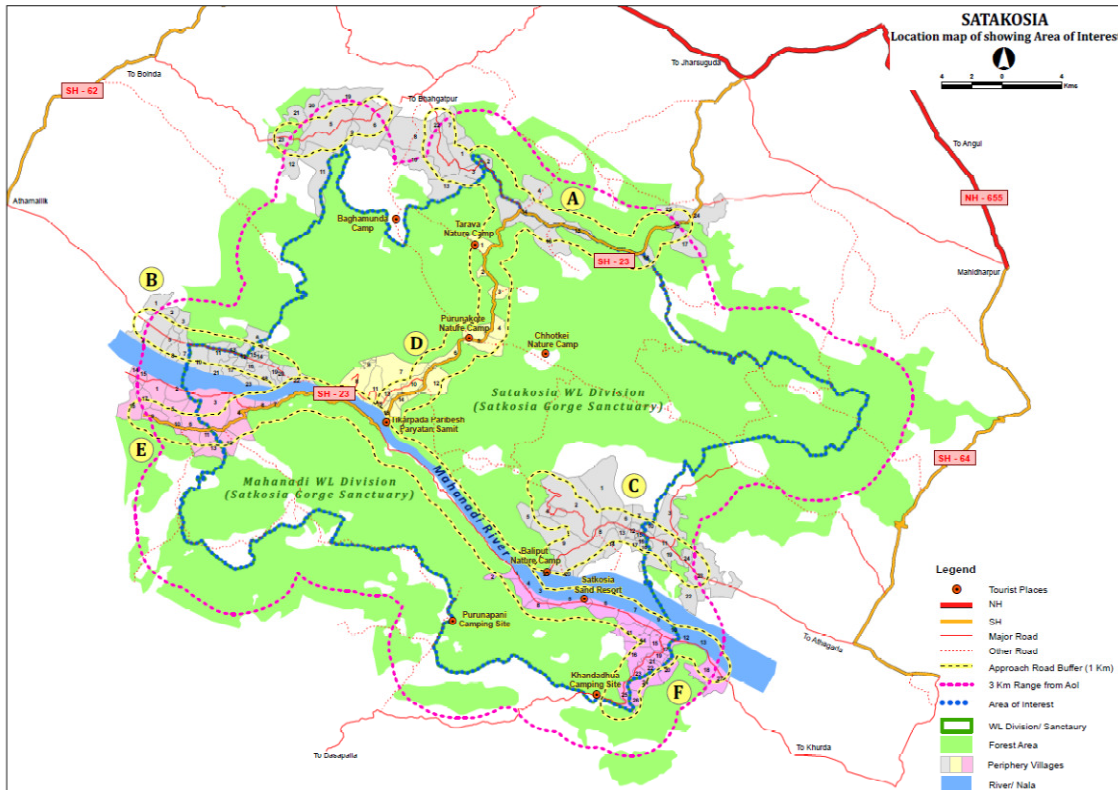
Based on internal assessment of Dept of Tourism following potential projects/interventions have been identified for the destination development; -

- Develop the region as a Tourist hub with required facilities, services and amenities
- Enhancement of Tourist infrastructure like-
 - Development of entrance plaza for all entry points
 - Identification of hospitality hub having hotels/ resorts including overnight stay options (Eco-stays, Home stays, Houseboats etc)
 - Facilities for Budget and Luxury tourists
 - Infrastructure for operating cruise, houseboats, etc.
- Development of basic infrastructure like access roads to all entry points, Tourist facilitation centre, Toilets, Food outlets, Souvenir shops, Jetty and ancillary facilities for boating etc.
- Development and upgradation of access roads to Satkosia tiger reserve and enhance the tourism potential of the area
- Supporting tourism projects on both Northern and Southern sides of the sanctuary
- Development of waterways connecting both Northern and Southern sides of the sanctuary (Sanctuary and Tiger Reserve extents on both sides of the River Mahanadi and the Gorge is the core area of the Tiger Reserve. This fact needs to be taken into consideration)

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The agency should give due consideration to the above options while preparing the master plan.

Satkosia Wildlife Sanctuary and 5 -10 Kms radial distance from its boundary shall be considered as the master-planning area. The indicative areas of interest along with the potential development nodes (A-E) have been shown below-



Link for high resolution map- <https://drive.google.com/file/d/1DLev-rUobsBLEme1Rmf-hL4qrzS0Dp1r/view?usp=sharing>

Applicable considerations

- Satkosia is a Wildlife Sanctuary and Tiger Reserve. All the relevant Acts/ Rules/ Judgments/ NTCA guidelines including wildlife protection act 1972 are applicable.
- Areas of intervention may lie in the eco-sensitive zone and all permissible activities shall be proposed as per ESZ notification.
- Existing proposals by other stakeholders may be integrated to the masterplan

4. Objective of the Assignment

In order to undertake comprehensive development of Satkosia as a tourist destination of global standards, Department of Tourism has decided to undertake integrated development of the region.

While preparing the plan, the agency is expected to undertake the following;

- Undertake detailed field assessment of Satkosia and enlist potential components and projects which are feasible from technical, commercial, legal and environmental perspective
- Assessment of carrying capacity for Satkosia and its precincts

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- Identify potential projects and development of support infrastructure
- Prepare a detailed master plan in an integrated manner, combining Satkosia Northern and Southern side through connecting waterways etc
- Propose a workable model for infrastructure and project development within the legal constraints of Wildlife Protection Act, 1972 and other applicable Acts/ Rules/ Judgments etc.

5. Scope of Work

5.1 Stage I Preliminary Assessment

- Preliminary analysis of the existing situation such as site analysis including-
 - Infrastructure gap assessment
 - Disaster vulnerability
 - Carrying capacity
 - Assessment of existing tourism infrastructure
 - Study of existing rules/ regulations and laws applicable to Satkosia Tiger Reserve/ Sanctuary.
- Stakeholder consultation
- Collection of all relevant secondary data/ reports available and study of applicable laws, rules and regulations for Satkosia
- Benchmarking of case studies
- SWOT Analysis

5.2 Stage II Concept Plan

- Preparation of zoning plan with detailed list individual components and sub-components
- Preparation of indicative Conceptual plan connecting Northern and Southern Satkosia sanctuaries through waterways
- Proposed infrastructure for proposed components
- Block estimates

5.3 Stage III Detailed master plan

- Preparation of the draft detailed master plan
- Propose development strategy, phasing, and implementation strategy with a view to maximize tourism potential of destination.
- Detailed drawings, walkthroughs and 3D views
- Preparation of detailed estimates
- Preparation of design guidelines and development control regulations
- Support in Identification and collection of various approvals from all projects identified under the master plan

6. Deliverables, Timelines and Payment terms

The list of deliverables and corresponding timelines are given in the table below

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SI	Milestone	Details of report	Timeline	Payment terms
1	Inception report	Work plan, approach and methodology	T*+30Days	30%
2	Baseline analysis report	Deliverables as per Stage I of Scope of Work (Clause 5.1)		
3	Conceptual Plan report	Deliverables as per Stage II of Scope of Work (Clause 5.2)	T*+60 Days	20%
4	Draft master plan	Deliverables as per Stage III of Scope of Work (Draft) (Clause 5.3)	T*+90 Days	30%
5	Final Detailed Master plan with detailed estimates	Deliverables as per Stage III of Scope of Work (Final) (Clause 5.3)	T*+120Days	20%

*where T is start date of engagement.

7. Eligibility Criteria

The eligibility criteria for the selection of agency for this assignment are given below:

7.1 Technical Eligibility:

- 7.1.1 Bidder must be a registered firm (Pvt. Ltd., LLP, Proprietorship, Partnership) with minimum 7 years of experience. Certificate of incorporation to be furnished
- 7.1.2 The firm must have either on its payroll/ on contract, inter-alia, profiles such as Tourism Expert, Architects, Urban planners, forestry expert, structural expert etc. Details of minimum one employee for each of the above-mentioned profiles shall be furnished in the given format.
- 7.1.3 Must have successfully completed projects in –
 - 7.1.3.1 Planning and development of 1 eco-tourism destination of minimum 300 Acres. The corresponding Work orders and Completion certificates shall be furnished.
 - 7.1.3.2 Planning and development of 1 Ecotourism destination with minimum project cost of INR 40 Cr

Note-

- Work orders and completion certificates for completed projects to be furnished along with proposed Images v/s executed project images.
- In case of no in house experts, details of associates/ Sub-consultants must be furnished. The work orders and completion certificates of the same may be considered along with the technical eligibility criteria.
- One credential/ engagement may be submitted to prove eligibility on multiple unique criteria by Bidders for satisfying the technical eligibility criteria.

7.2 Financial eligibility

- 7.2.1 Average Annual Turnover of INR 10 Crore in last 3 financial years. Auditor certificate and audited financials to be furnished.

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7.2.2 Must have positive Net worth as on 31st March 2020. Auditor/ CA certificate to be furnished.

7.2.3 Must be registered with GSTIN. GST registration certificate to be furnished.

8. BRIEF DESCRIPTION OF THE SELECTION PROCESS

8.1 Evaluation of Technical and Financial proposals will be based on Quality cum Cost Based Selection (QCBS) with 70% weightage on Technical Score and 30% on Financial Score.

8.2 Technical Score (T): The Technical Score shall be awarded based on technical evaluation as per the Table below. The bidder scoring more than or equal to 70% in the technical evaluation ($\geq 70/100$) will be shortlisted for financial evaluation.

Table: Technical Evaluation Criteria

S I	Components of Technical proposal	Mar ks (100)
1	Turnover – Average annual turnover in the past three Financial years (FY2017-18, FY2018-19, FY2019-20) - INR 10 Crore – INR 15 Crore (10 Marks) - INR 15 Crore – INR 20 Crore (15 Marks) - More than INR 20 Crore (20 Marks)	20
2	* Planning and development of 1 eco-tourism destination of minimum 300 Acres (10 Marks) For each additional project – 5 Marks	20
3	* Planning and development of 1 Ecotourism destination with minimum project cost of INR 40 Cr – 10 Marks For each additional project – 5 Marks	20
4	Technical Presentation on Concept Plan of the destination with detailing of components and subcomponents. For each of the identified components, the plan should reflect various themes and sub themes	40
Total Technical Marks (T)		100

***For submission of each project qualifying under multiple conditions - Sl. 2 & 3 in the Table above, the bidders will be eligible to get marks on multiple heads.**

Note-

- Drawings (indicative scale) may be prepared on software such as AutoCAD, REVIT, 3DMax, Google Sketchup, Corel draw, Photoshop etc.
- Illustrations can be submitted in the form of sketches, 3D views etc

8.3 The financial proposal shall be quoted in lump sum and shall be submitted in the given format (Form-B).

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- 8.4** Financial Score (F): The bidder quoting lowest fee (L1) will get 30 marks and others will get marks in proportion to L1 score. Thus, if the quote of L1 is INR X and L2 is INR 2X, then L2 will get 15 marks.
- 8.5** Combined Score (S): Combined score (technical score plus financial score) shall be calculated based on Technical and Financial scores of the Bidder as per QCBS system. $(S=T+F)$
- 8.6** Selection of Bidder: The Bidder securing the highest combined score (S) would be the preferred Bidder. The Second and third Ranked Bidder shall be kept in reserve and may be invited for negotiations in case the first ranked bidder withdraws or fails to comply with the requirements specified in the RFP document.

9. SUBMISSION OF PROPOSAL: PACKING, SEALING AND MARKING OF PROPOSALS:

- 9.1** The Technical Proposal (Part A) and Financial Proposal (Part B) must be inserted in separate sealed envelopes, along with bidder's name and address in the left-hand corner of the envelope and super scribed in the following manner:

Part A

TECHNICAL PROPOSAL for “Selection of an Architecture/ Urban Planning agency for Preparation of Integrated Tourism Development Plan for Satkosia destination”

Part B

FINANCIAL PROPOSAL for “Selection of an Architecture/ Urban Planning agency for Preparation of Integrated Tourism Development Plan for Satkosia destination”

Both the Envelopes i.e., Envelope for Part A and Envelope for Part B must be packed in a bigger sealed outer cover and clearly super scribed with the following:

PROPOSAL

For

“Selection of an Architecture/ Urban Planning agency for Preparation of Integrated Tourism Development Plan for Satkosia destination”

The applicant's Name & Address shall be mentioned in the left-hand bottom corner of the outer envelope.

- 9.2** The envelope shall be addressed to Director Tourism at the following Address:

The Director

Department of Tourism

Paryatan Bhawan, Museum Campus

Lewis Road, Bhubaneswar - 751014, Odisha

- 9.3** If the envelope is not sealed and marked as mentioned above, then DoT will assume no responsibility for the Proposals being misplaced or opened pre-maturely.

- 9.4** The Financial Proposal shall follow Standard Form (Form B)

Note:

- i The proposals shall be typed or written in indelible ink and shall be signed by the authorized signatory of the empanelled agency.

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- ii Any interlineations, erasures or overwriting shall be valid only if they are initiated by the person signing the Proposal prior to submission of the Proposal.

9.5 Format of submission of Technical Proposal

The submission must be done in the form of Soft copy as well as hard copy.

9.5.1 Soft copies shall be emailed to info@odishatourism.gov.in and pmu@odishatourism.gov.in in the .dwg , .pdf , .jpeg , .doc , .pptx etc. before the bid submission due date.

9.5.2 Hard copies must be submitted in Minimum A3 size as a part of the technical proposal.

10. BID PROCESSING FEE

Non-refundable Bid Processing Fee in the form of Demand Draft from any scheduled commercial bank in favour of “Director Tourism”, payable at Bhubaneswar for **INR 10,000/- (Rupees Ten Thousand only)** is to be furnished by the bidder along with the Technical Proposal. Proposals without the requisite fee shall be treated as non-responsive and rejected outright.

11. BID SECURITY

Bidders shall submit Bid Security Declaration in lieu of Bid Security Deposit. The declaration is to be furnished by the bidding agency along with the proposal.

Without the requisite Bid Security Declaration, the bid shall be treated as non-responsive and rejected. The format for Bid Security Declaration has been provided in **Form C**.

12. VALIDITY OF PROPOSAL

Proposals shall remain valid for 180 days from the last date of submission of proposals. A proposal valid for a shorter period shall be rejected as non-responsive.

13. DOCUMENTS ACCOMPANYING THE PROPOSAL:

- i. **Cover Letter** as per the format in Form-A.
- ii. **Bid Security**
- iii. **Technical Proposal**
- iv. **Financial Proposal-** The applicant must submit the Financial Proposal as per the format in Form-B with proper signature and seal of the Applicant.

14. DEADLINE AND MODE OF SUBMISSION OF PROPOSALS

Proposals filled in all respect must reach DoT before the time and date specified in ***Schedule of the Application Process*** through Speed Post, Registered Post or Courier or by hand delivery only at the following addresses:

The Director

Department of Tourism, Govt. of Odisha

Paryatan Bhawan

Lewis Road, Bhubaneswar - 751014, Odisha

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If the specified date for the submission of Proposals is declared as a holiday for DoT, the Proposals will be received up to the appointed time on the next working day.

15. LATE PROPOSALS

Proposals received after the deadline for submission of Proposals prescribed by will be rejected.

16. MODIFICATIONS AND WITHDRAWAL OF PROPOSALS

Any applicant may modify or withdraw its proposal after submission but prior to the deadline for submission of proposal, if DoT receives in time the written notice of the modification or withdrawal. The responsibility of submitting the modified bid, within the deadline for submission of proposal will rest solely with the applicant.

- i. No applicant shall be allowed to modify its proposal after the deadline for submissions. Applicant shall be allowed to modify the bid after the last date, only if the same is requested by DoT, to accommodate clarifications on the proposal submitted, subject to the proposal substantially conforming to the requirements of this solicitation.

17. PROPOSAL OPENING

DoT will check responsiveness of the bid, followed by technical proposal. Only short-listed bids, post evaluation of technical proposal, will only be eligible for financial bid opening. Proposals will be opened in the presence of applicants or their authorized representatives who choose to attend the proposal opening, at the date and time mentioned, through video conferencing mode. In the event of the specified date of Proposal opening being declared a holiday for DoT, and Proposals shall be opened at the appointed time and location on the next working day.

The Financial Proposals of only those firms shortlisted based on the technical qualification shall be opened. The date and time of opening of the Financial Proposals will be intimated to the qualifying applicants later.

18. PERFORMANCE SECURITY AND AGREEMENT:

DoT shall issue a Letter of Award (LoA) along with the Draft Agreement to the Selected applicant post opening of the financial proposals. Within 15 days of such issuance, the selected firm is required to submit a Performance Security in the form of Bank Guarantee for an amount equivalent to **3% of the project consultancy charges** and enter into the agreement with DoT and start the work on an immediate basis.

19. TERMINATION OF CONTRACT:

Either party can terminate the agreement by giving 30 days prior written notice

20. RIGHT TO ACCEPT OR REJECT

DoT reserves the right, without any obligation or liability, to accept or reject any or all the proposals at any stage of the process, to cancel or modify the process or any part thereof or to vary any or the term and condition at any time, without assigning any reason whatsoever.

21. DISPUTES

All legal disputes are subject to the jurisdiction of Bhubaneswar courts only.

22. LIABILITY

The Liability of the selected Agency in any case shall not be beyond the amount of fees payable to the selected Agency.

23. INDEMNITY

The Selected Agency always during the pendency of this agreement, keep the Government/ DoT indemnified to an amount not exceeding the total fees payable to the Selected Agency under this agreement.

24. CONFIDENTIALITY

The Selected Agency shall treat the details of the output of the Assignment and the Services as confidential and for the Selected Agency's own information only and shall not publish or disclose the details of the output, deliverables / milestones submitted to Selected Agency or the Services in any professional or technical journal or paper or elsewhere in any manner whatsoever without the previous written consent of the competent DoT.

FORM A – COVER LETTER

(To be submitted on letter head of the applicant duly signed by authorized signatory)

To,

The Director

Department of Tourism

Paryatan Bhawan

Lewis Road, Bhubaneswar - 751014, Odisha

**Subject: Selection of an Architecture/ Urban Planning agency for Preparation of
Integrated Tourism Development Plan for Satkosia destination**

Sir,

We have examined in detail and have understood the terms and conditions stipulated for eligibility of the Applicant in the Document issued by DoT. We agree and undertake to abide by all these terms and conditions. We hereby submit all the necessary information and relevant documents. We undertake, if our Proposal is accepted, to deliver services as specified in the document.

We acknowledge that we have not, during the last three years, failed to perform on any agreement, as evidenced by imposition of a penalty by an arbitrator or judicial authority or a judicial pronouncement or arbitration award against us, nor been expelled from any project or agreement nor have had any agreement terminated for breach of contract.

We are enclosing **Bid Security Declaration**.

The validity of the proposal is 180 days from the last date of submission of proposal and we agree that the proposal is unconditional. We understand that DoT reserves the right to reject any application without assigning any reason thereof.

Yours faithfully,

Signature of Authorized Person and seal

Name and Designation

Name of the Company

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FORM B - FINANCIAL PROPOSAL

(To be submitted on letter head of the applicant duly signed by authorized signatory)

Date:

To,

The Director

Department of Tourism

Paryatan Bhawan

Lewis Road, Bhubaneswar - 751014, Odisha

**Sub: Financial Proposal for Selection of an Architecture/ Urban Planning agency
for Preparation of Integrated Tourism Development Plan for Satkosia destination**

We, the undersigned, offer to provide the services for the above scope of services in accordance with your RFP. Our total financial quote (exclusive of applicable GST) is as given below:

Financial Quote	Figure (in INR)	In Words
Lumpsum		
GST		
Total		

Our Financial Proposal shall be binding upon us for the assignment and this proposal would be valid up to 180 days from the last date of submission of proposal.

This Financial Proposal covers remuneration for all personnel cost, all incidental manpower expenses. The Financial proposal is without any condition.

Yours Faithfully,

Signature of Authorized Person and seal

Name & designation:

Name of the Company

FORM C - BID SECURITY DECLARATION

(To be submitted on letter head of the applicant duly signed by authorized signatory)

Date:

To,

The Director

Department of Tourism

Paryatan Bhawan

Lewis Road, Bhubaneswar - 751014, Odisha

**Sub: Bid Security Declaration for Selection of an Architecture/ Urban Planning
agency for Preparation of Integrated Tourism Development Plan for Satkosia
destination**

Sir,

I/We, the undersigned, declare that:

I/We understand that, according to your conditions, bids must be supported by a Bid Security Declaration.

I/We accept that I/We may be **blacklisted from bidding for any contract with Department of Tourism, Government of Odisha for a period of 5 years** from the date of notification if I am/ we are in breach of any obligation under the bid conditions, I/We

- a. have withdrawn/ modified/ amended, impairs or derogates from the tender, my/ our Bid during the period of validity specified in the form of Bid; or
- b. having been notified of the acceptance of our Bid by Department of Tourism, Government of Odisha during the period of bid validity (i) fail or refuse to execute the contract/ agreement, if required, or (ii) fail or refuse to furnish the Performance Security, in accordance with the subject RFP conditions.

The bid security declaration shall be valid for a minimum period of 180 days from the proposal submission due date or till the date of selection of the preferred bidder, whichever is later. On request from DoT, the Bidders would be required to extend the validity of the Bid Security Declaration on the same terms and conditions.

I/We understand that this Bid Security Declaration shall cease to be valid if I am/ we are not the successful bidder, upon the earlier of (i) the receipt of your notification of the name of the successful bidder; or (ii) thirty days after the expiration of the validity of my/ our Bid Proposal.

Yours Faithfully,

Signature of Authorized Person and seal

Name&designation:

Name of the Bidding Entity/ Firm