



# कार्यालय जोधपुर विकास प्राधिकरण, जोधपुर

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क्रमांक : एफ-37(13)/निदे.आयो./जोविप्रा/2017/ 2055

दिनांक : 27.9.17

**Project Engineer (Civil),**  
RUD Division, WAPCOS Limited,  
76-C, Institutional Area,  
Sector-18, Gurugram -122015 (Haryana)  
Email: iwrn@wapcos.co.in

## Letter of Invitation

**Sub. :- Financial & technical offer regarding Survey and Preparation of New Zonal Plan and Sector Plan as per Jodhpur Development Authority Act 2009 in Jodhpur .**  
sir,

**In reference to the decision taken in executive committee of JDA letter of invitation for providing Financial & technical offer regarding Survey and Preparation of New Zonal Plan and Sector Plan as per Jodhpur Development Authority Act 2009 in Jodhpur is as under.**

### 1. BACKGROUND

As per instructions of hon'able high court, Zonal Plan / Sector Plan of Jodhpur are to be prepared as per section of 16 (A) of JDA Act 2009.

### 2. OBJECTIVE

Jodhpur Development Authority intends to undertake preparation of Zonal/Sector Plans for east Zone (Area to be covered under this project is approx. 26000 hectare), encompassing their individual areas as per map enclosed.

### 3. SCOPE OF WORK

- Preparation of Base Map showing all buildings, roads, railway lines, water bodies, culverts, bridges, high/low tension lines, drainage lines, layouts, parks, playgrounds, wetlands, etc. using high resolution latest Quick Bird Satellite Imagery which may be updated, if needed, via total station survey. Superimposition of base map on village Khasra plans.
- Preparation of existing land use map along with analysis of land uses i.e. (residential, commercial, industrial, community facilities and civic amenities, parks and playgrounds, traffic and transportation, water bodies, etc.) showing all natural / manmade nalla, rainwater drains (more than 1.00 meter wide), bus and truck terminals, railway lines, etc. on the basis of land use survey using land use classification as given in the Master Plan.

  
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- **Superimposition of Master Plan** proposals on the existing land use map.
- Existing land use analysis indicating and highlighting the deviations/violations of Master Plan uses (if any).
- Availability of existing infrastructure facilities e.g. water supply, drainage, sewerage and electricity, etc. and assessment of future requirements.
- Delineation of environmentally sensitive, heritage or other important areas, if any.
  - a. Policy and strategy framework for development of the zone.
  - b. Zonal Plan proposals with detailed analysis and maps.
  - c. Implementation Schedule.

#### 4.0 APPROVAL OF ZONAL PLAN AND SECTOR PLAN

The Consultant shall be required to make a presentation of base map, existing land use analysis indicating strategy framework for the preparation of Zonal & sector Plan before the Committee headed by Commissioner and having Secretary, Director (TP), Director Engineering, Director Finance and DC East and other DC as special invitee. The Consultant shall also incorporate the recommendations emerged during the presentation and submit the Draft Zonal & Sector Plan and present it before the Development Authority Board for approval. Any changes/modifications suggested by the Board shall be incorporated in the draft Zonal & sector Plan by the Consultant. The Development Authority shall invite objections and suggestions from the public on the Draft Zonal & sector Plan. The committee as mentioned above shall consider objections and suggestions received and submit its recommendations to the Jodhpur Development Authority Board. Jodhpur Development Authority after considering the recommendations of the said committee may accord its approval with or without any modifications. The Consultant shall incorporate the recommendations of Jodhpur Development Authority Board, if any, and submit the Zonal & Sector Plan for approval to Jodhpur Development Authority.

#### 5.0 DELIVERABLES

As per the scope of work, the Consultant shall deliver the following outputs to the Jodhpur Development Authority:-

- Five sets of each Zonal/Sector Plan on Compact Disc (CD) and hard copy.
- Original sheets comprising Existing Land Use Map (Map scale 1:4000), Master Plan proposals superimposed on Existing Land Use Map, (Scale 1:4000), All the maps shall be delivered in digitized form on a compact disc (CD) compatible with AutoCAD/GIS Application especially with regard to:-
  - a. Use Zone Code, land use with Khasra numbers and area.
  - b. Road network with attributes such as name of road, existing/proposed road, hierarchy (e.g. National/State Highway, other roads), existing and proposed widths etc.

#### 6.0 TIME FRAME

The Consultant is required to complete the entire project in a period of Seven months from the date of signing of agreement as per schedule given below:

*27-9-13*



Sl. No.	Activity	Time Period
1.	Submission of Inception Report	0.5 Month from Signing of Agreement
2.	Submission of Interim report including Survey	3.5 Months from Signing of Agreement
3.	Submission of Draft Zonal & Sector Plan	4.5 Months from Signing of Agreement
4.	Submission of Draft Zonal/SectorPlan after incorporating the recommendations of JDA	5.0 Months from Signing of Agreement
5.	Submission of Draft Zonal/SectorPlan after incorporating the recommendations of JDA on the basis of Public objections and suggestions	6.0 Months from Signing of Agreement
6.	Submission of Final Zonal/SectorPlan after incorporating the recommendations of Government, if any	7.0 Months from Signing of Agreement

#### 7.0 TERMS OF PAYMENT

Payment schedule of the consultancy fee will be as follows:

Sl. No.	Activity	Payment percentage
1.	Submission of Inception Report	10%
2.	Submission of Interim report including Survey	20%
3.	Submission of Draft Zonal & Sector Plan	20%
4.	Submission of Draft Zonal/SectorPlan after incorporating the recommendations of JDA	20%
5.	Submission of Draft Zonal/SectorPlan after incorporating the recommendations of JDA on the basis of Public objections and suggestions	15%
6.	Submission of Final Zonal/SectorPlan after incorporating the recommendations of Government, if any	15%

#### 8.0 OBLIGATIONS OF DEVELOPMENT AUTHORITY

- JDA shall provide Master Plan and other available plans, reports and maps, Khasra plans of respective villages and other available data necessary for preparation of Zonal Development Plan.
- Details of land use changes carried out after the enforcement of Master Plan.
- Policy decisions and Government Orders relating to Zonal/SectorPlans.
- JDA shall convene committee meetings in conformity with the time frame

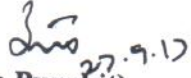
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**9.0 JURISDICTION**

In case of any dispute, Jodhpur (Rajasthan) shall be the jurisdiction for any legal matter.

**10.0** The Commissioner, Jodhpur Development Authority reserves the right to reject all or any of the offers without assigning any reason whatsoever.

**11.0**

  
(Arun Purohit)  
Secretary JDA Jodhpur

Copy to the following for information :

- 1 PS to Chairman JDA.
- 2 PS to JDC, JDA.
- 3 ACP JDA for uploading loi on JDA website as well as on portal.

  
Secretary JDA Jodhpur