

**TOWN AND COUNTRY PLANNING DEPARTMENT**  
**GOVERNMENT OF HARYANA**  
**REQUEST FOR EXPRESSION OF INTEREST**  
**TO PROVIDE CONSULTANCY SERVICES FOR LAND SUITABILITY ANALYSIS**  
**NEW TOWNSHIP – BADSA (DISTRICT JHAJJAR)**

The Department intends to prepare a Draft Development Plan for the area likely to be urbanised around AIIMS – II complex coming up at Badsa in district Jhajjar within Haryana Sub-Region of NCR. As required under the provisions of the Draft Revised Regional Plan – 2021 AD, a Land Suitability Analysis needs to be carried out for the Controlled areas proposed for New Township, Badsa in the NCR Region and accordingly, Land Suitability Analysis for the controlled areas of this proposed township of Badsa (District Jhajjar) measuring approximately 3285 hectares is required to be carried out.

Consulting firms/consortia having relevant experience, expertise and requisite infrastructure to carry out Land Suitability Analysis for the proposed urbanisation at Badsa are invited to submit Expression of Interest. The scope of the services has been mentioned at annexure A and the Expression of Interest document should be strictly in the format prescribed as per Annexure B (Parts I and II) available at website: [tcp.haryana.gov.in](http://tcp.haryana.gov.in). All EOIs received in time will be scrutinized and short listed. Price quotation will be invited from the short listed applicants only.

Further information can be obtained at the address given below during 10.00 AM to 4.30 PM.

Expression of Interest must be delivered in a written form to the address given below (in person, or by mail) within 20 days from the date of publication in the newspapers.

Chief Coordinator Planner (NCR Cell),  
HUDA Complex, Sector-6, Panchkula, Haryana,  
Ph: 0172-2578086 (Tele+fax)  
Email: [ccpncr1.haryana@gmail.com](mailto:ccpncr1.haryana@gmail.com).

(Arun Kumar Gupta)  
Director General, Town and Country Planning Department  
Haryana, Chandigarh.

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**1. Introduction: -**

The Department intends to carry out Land Suitability Analysis (LSA) for New Township Badsa, District Jhajjar, for which Town and country Planning Department, Government of Haryana (GoH) invites Expression of Interest for consultancy services.

**2. Need for carrying out Land Suitability Analysis (LSA): -**

As per the para 14.6.5 (iii) of the Draft Revised Regional Plan- 2021 AD, a Land Suitability Analysis needs to be carried out for the new towns in the NCR region. Due to the coming up of AIIMS- II and National Cancer Institute, the area has potential to be developed as Medical Hub. Therefore, GoH has decided to develop a new township Badsa in Jhajjar district and within the Haryana Sub-Region of NCR.

**3. Objectives and scope of the work: -**

The main objective of the consultancy service for carrying out the Land Suitability Analysis is to find out the area suitable for urban development. With this objective of the study, it is intended to cover the following:

**1. Method proposed for base map preparation:**

The study area will be delineated and divided into Parcels (Proposed to be on basis of village boundary)

**2. Parameters to be taken up for a parcel level thematic maps reporting-All the basic Secondary literature /data shall be compiled and mapped including:**

- a.** Appraisal of the NCR PLAN-2021, Haryana Sub-regional Plan (HSRP)-2021 and Existing Industrial character with respect to Study area and as listed below:

- i. The regional connectivity:-**

The regional level linkages are vital for development of a new town. The linkages from Delhi and surrounding region (road, rail and air both for commutes and freight) should be provided for quick uninterrupted access to the site. The concept therefore envisages adequate regional level linkages to the area. Aspects which will be detailed in Regional linkages

1. Immediate and proposed Roads: NH, SH, MDR, ODR, Village roads etc.
2. Rail links existing and proposed

**ii. Socio-economic conditions of Study area**

1. Regional existing economic base
2. Availability of Social Infrastructure
3. Education-Primary school, Middle school, secondary schools, senior secondary, Higher education facilities
4. Health-Dispensaries, hospitals and Nursing Homes
5. Communication-Post offices
6. Source of drinking water
7. Approach road

**iii. Zonal Regulations as per NCR RP-2021/DRRP-2021/ HSRP – 2021 and KMP plan**

**b. Existing Physical Infrastructure:-**

To prepare the most scientific and specific land suitability analysis, it is important that the potential index analysis is carried out to study the physical aspects of the area.

1. Proximity to linkages:
2. It is observed that development pattern generally follows the transportation corridors because of high accessibility.
3. Proximity to existing settlements:
4. The areas close to the already existing settlements are also under higher development pressure
5. Existing Land utilization
6. Projects under proposal(regional context)

**c. Natural Features:-**

1. **Soil type and geology:** Characteristics of soil namely, infiltration rate, fertility etc that varies with soil types are of utmost importance for determining the location of various land uses such as industrial, agriculture etc.
2. **Wind direction**
3. **Hydrology/Water bodies**
  - i. Ground water

- ii. Depth to water level
- iii. Ground water quality
- iv. Ground water development status
- v. Surface water
- vi. Network of canals
- vii. Drainage and Flood prone areas: - The rivulets, nalas, surface water bodies etc form an integral part of any landform and help in effectively draining off the area. Retaining these natural features in the development plan can help to achieve a city that supports an intelligently planned physical infrastructure

#### **4. Cropping pattern/intensity**

#### **5. Physiography**

1. Slope
2. Geo Morphology
3. Land Quality including soil conditions

#### **i. Proximity to ecologically sensitive areas/archaeological sites such as:-**

1. Bird Sanctuary
2. Aravalli Ridge
3. Scrub Lands
4. Land protected Under PLPA 1900
5. Historical places
6. National Parks and Sanctuaries
7. Reserved forests
8. Wet Lands
9. Aquatic life Sanctuaries
10. Mining and Quarrying areas
11. Active Flood Plains
12. Natural Conservation Zone (NCZ)

#### **3. Deliverables & Timelines:-**

- The Consultant shall provide the detailed scope mentioned above within a period of **1 month** from the date of award of work.
- The proposed methodology for carrying out the Land Suitability will be discussed with client at the onset of the assignment and mutually agreed.

- Changes/corrections/fine tuning in methodology/scoring of various parameters for assessing land suitability for intended uses, after the first level of output, is part of the scope of work.
- All data and support material required for the consultancy should be compiled and analyzed by the consultant from reliable secondary sources and supplemented through primary surveys where necessary. The land suitability analysis for land use allocations should identify areas intrinsically suitable for settlement, agriculture, forestry, industry, recreational uses, etc.
- The composite results of the above mentioned aspects will be superimposed on the base map to facilitate assessment of land suitability. Thematic maps supporting the above parameters will be generated.
- Analysis of the above listed parameters to derive the Land Suitability within the Study area of approximately 3285 hectares for most suitable, moderately suitable and least suitable zone for Industrial development, supporting residential and agricultural development.
- Consultant shall submit the reports in soft copy and provide geo data base (raw and analyzed data) of all the parameters used for the analysis in GIS format (including inter alia vector files, shape files, raster files etc).
- Final Report should be submitted after incorporating suggestions/ observations/ comments of clients. The consultant is required to submit at least 5 coloured sets of all the reports, plans and other documents at each stage of this work and 10 coloured copies of the final report.
- Following are the timelines which needs to be followed by the consultant:  
**Stage 1:-** Methodology for the land suitability analysis and objections, if any, should be attended within – **7 days**.  
**Stage 2:-** Data in a tabular format/ Reporting –**20 days**.  
**Stage 3:-** Thematic maps and analysis and Final Report – **30 days**.
- The consultant shall provide an amount in the form of Demand Draft in favour of Chief Coordinator Planner (NCR Cell), HUDA Complex, Sector-6, Panchkula, Haryana, to the tune of 15 percent of the value of the contract as performance guarantee.
- If the consultancy is discontinued by the client at any stage, the consultant will be paid at pro- rata basis as per the total task completed by him.

Principle Secretary, Town and Country Planning, Haryana shall be sole arbitrator for settlement of dispute, if any, arises between the Parties. The decision of the sole arbitrator shall be final and binding and shall be enforceable in any court of competent jurisdiction, and the parties hereby waive any objections to or claims of immunity in respect of such enforcement.

**4. Payment Terms:-**

- (a) Upon firming up of the methodology for the land suitability analysis – 10%.
- (b) Upon submission of data and tabulations pertaining to parameters of Land Suitability – 40%.
- (c) Upon submission of thematic maps and the final Land suitability Analysis Report – 30%.
- (d) Upon acceptance of thematic maps and the final Land Suitability Analysis Report – 20%.

**5. Qualifying eligibility criteria:-**

- (a) Minimum five years experience in the field of Land Suitability Analysis and number of projects signed and number of projects completed in this period in the same field as mentioned.
- (b) Annual turnover not less than Rs 30 lakhs of last five years.
- (c) Qualification of Key Personnel and atleast five years experience in the field of Land Suitability Analysis.

**Application Form for Expression of Interest  
(To be filled in by the Consulting Firm/Consortium)**

**Note:**

- 1. Please apply in the prescribed format only. Please attach extra sheets/pages if necessary.**
- 2. Application form (Part A and B), along with two photocopies and a soft copy on CD in Microsoft word format.**
- 3. The completed application should reach the prescribed address latest by Date \_\_\_\_\_ upto time \_\_\_\_\_.**

**PART I**

**Q1.** Name of the consulting firm: \_\_\_\_\_  
In case of consortium, write the name of the “Consortium Lead”.

**Q2.** In case the consulting firm is a subsidiary of a larger organization, please write the name of the parent organization: \_\_\_\_\_

**Q3.** Consulting firm’s registered address in India: \_\_\_\_\_

**Q4.** Consulting firm’s address for correspondence regarding this project, including phone numbers (mention city code), fax numbers and email addresses:  
\_\_\_\_\_  
\_\_\_\_\_

**Q5.** Details of the authorized signatory of the consulting firm for communication regarding this project:

- a. Name: \_\_\_\_\_
- b. Designation: \_\_\_\_\_
- c. Contact details of the authorized signatory
  - i. Office Phone(Direct Line/Extension) Number: \_\_\_\_\_
  - ii. Fax number: \_\_\_\_\_
  - iii. Mobile/Phone Number: \_\_\_\_\_
  - iv. Email id: \_\_\_\_\_

**Q6.** Please mention the audited turnover of the Consulting Firm/Consortium Lead in the preceding five financial years in lakhs of Indian Rupees (30 Lakh = 30, 00,000):

FY 2013-14: \_\_\_\_\_ INR  
FY 2012-13: \_\_\_\_\_ INR  
FY 2011-12: \_\_\_\_\_ INR  
FY 2010-11: \_\_\_\_\_ INR  
FY 2009-10: \_\_\_\_\_ INR

**Q7.** Briefly describe the experience of the Consulting Firm in providing services similar to those requisitioned in this assignment and support your response with credentials of past work experience. Specifically, please mention projects undertaken in the last 5 years by your firm.  
\_\_\_\_\_  
\_\_\_\_\_





**Section-IV****Qualification and experience of Key Professionals**

S.No	Field of Expertise	Qualifications PhD/PG/Graduate	Experience in field of Land suitability Analysis (since last five years)
1.	Team Leader		
2.	Subject expert*		

\*Desirable subject experts: Regional Planner, Urban Planner, GIS Expert, Water Resources Expert, Transport Planner, Economist & Financial Expert, Environment Expert, Legal Expert etc.

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Signature with seal of the authorized signatory