

Kushinagar Special Area Development Authority

District:- Kushinagar.

CONSULTANCY SERVICES TO PREPARE

G.I.S. Based Digital Base Map, Superimposition of Proposed Land-use map of Approved Master Plan and Composite Sajra Map Mosaic on Digital Base Map with the help of Very High Resolution Satellite (VHRS) Imagery Kushinagar Special Area Development Authority, District:Kushinagar proposes to Prepare GIS Based Digital Base Map and Superimposition of Proposed Land-use map of Approved Master Plan on Composite Sajra Map Mosaic on Base Map with the help of Very High Resolution Satellite (VHRS) Imagery for Kushinagar Special Area Master Plan-2021.

Proposals are invited to conduct the assignment and submit the deliverables from Public Sector Undertakings/Autonomous Bodies/ Organization and consulting firms/consortium that have requisite experience and infrastructure.

The Details can be obtained in person from the following address between 10.30 am to 4.30pm on all working days. The completed application, as per instruction should reach the following address latest by 15-12-2019 up to 4.30pm.

Address-

Secretary,

Kushinagar Special Area Development Authority,

District: Kushinagar (Kasia), Pin-274402

Phone: 9452739714

Email: kasadakushinagar@rediffmail.com

The Kushinagar Special Area Development Authority, District: Kushinagar reserves the sole right to accept or reject any or all proposals without assigning any reason whatsoever.

Secretary

Kushinagar Special Area Development Authority.
Kushinagar.

Office of the Kushinagar Special Area Development Authority, Kushinagar.

No. 531 /KSADA-2019,

Date- 11 November, 2019

Copy to:- The Following for information and for necessary action.

1. D.M. Kushinagar/Deoria.
2. A.T.P., Town and Country Planning Department, Gorakhpur.
3. Advertising administrator, Dainik Jagaran & Hindustan News Paper with the intention of publishing in the upcoming newspaper at the lowest rate.
4. To be uploaded on the authority's website.
5. For the office notice board.

Secretary

**Kushinagar Special Area Development Authority.
Kushinagar.**

**CONSULTANCY SERVICES TO PREPARE
GIS Based Digital Base Map and Superimposition of Proposed Land-
use map of Approved Master Plan on Composite Sajra Map Mosaic on
Base Map with the help of Very High Resolution Satellite (VHRS)
Imagery
for
Kushinagar Special Area Master Plan-2021**

**Secretary
Kushinagar Special Area Development Authority,
District: Kushinagar
August, 2019**

Terms of Reference

1. Introduction:

For the planned development of certain areas in Uttar Pradesh and for matters ancillary thereto, The Uttar Pradesh Special Area Development Authority Act, 1986 was enacted by Government of Uttar Pradesh.

With a view of holistic development of Historical City Kushinagar under Buddha circuit and to erect statue of Lord Buddha, Government of Uttar Pradesh by Notification No. 1831/9aa-6-03-1-gathan/2003 dated 28.05.2004 and Notification No. 325/8-6-08-1gathan/2003 dated 13.02.2008 in official Gazette, Declared the Kushinagar Special Area Development Area comprising of Kushinagar Municipality area and 257 surrounding revenue villages under section-3 of Uttar Pradesh Special Area Development Authority Act, 1986. To contract and acquire, hold and dispose of property within Kushinagar Special Development Area, Government of Uttar Pradesh by Notification No. 1678/9aa-6-03-1-gathan/2003 dated 04.06.2003 in official Gazette, constituted Kushinagar Special Development Authority under section-4 of Uttar Pradesh Special Area Development Authority Act, 1986.

To develop the Kushinagar special development area in planned manner, Kushinagar Special Area Master Plan-2021 was prepared under section 8(1) of said act and was approved by government of Uttar Pradesh under section 11 of the same act by Notification No. 5046/8-3-2005-1maha/2004 dated 22.06.2006 In official gazette and is in operation with effect since 01.01.2008.

According to Section 8(2)(a) of the said act, for the purpose of development, Kushinagar Special Area Master Plan-2021 was prepared which defines the area into different use zones to be used as depicted in Proposed Land-use map. In order to identify the land-use of each araij number of municipality area and revenue villages falling under Master Plan Area, certain Mappings and Surveys needs to be carried out which includes Superimposition of Proposed Land-use map of Approved Master Plan on Sajra maps and preparation of Composite Sajra Map Mosaic of municipality area and Revenue villages falling under Kushinagar Development Area. It is mentioned in section 8(3) of the said act 1986, that the master plan may provide for any matter which may be necessary for the proper development of such area. Accordingly, Kushinagar Special Area Development Authority proposes to undertake this work for area of Interest (Annexure-1) to prepare Composite Sajra Map Mosaic superimposed of Proposed Land-use map of Approved Kushinagar Special Area Master Plan-2021 under section 8(3) of the act, 1986

Total area covered under assignment may vary and final area will be as per actual survey.

2. Description of the Assignment

The major components of the assignment are:

- **GIS based Digital Base Map:**

Consultant shall provide all necessary arrangement to procure Very High Resolution Satellite (VHRS) Imagery from NRSC Hyderabad. Purchase order and payments for procuring Imagery shall be borne by Kushinagar Special Area Development Authority. After geo-referencing and ortho-rectification of Satellite Image with ground control points (GCPs), consultant shall prepare Geo-referenced digital Draft base Map clearly demarcating all natural features i.e. Rivers, Canals, etc, Historical Sites and all Rail/road network falling under Area of Interest at 1:4000 scale. Digitization of building forms is excluded from scope of work of proposed assignment.

Consultant shall submit the draft base map to Associate Planner, Gorakhpur Regional Planning Division, Town & Country Planning Department, Uttar Pradesh for ground verification and vetting.

- **Superimposition of Proposed Land-use map of approved Master Plan on Composite Sajra Map Mosaic on Base Map using GIS:**

Consultant shall scan, geo-reference and digitize the Proposed Land-use map of approved Master Plan and the Cadastral/Sajra Maps of Area of Interest. After geo-referencing and digitizing Proposed Land-use Map and Cadastral/Sajra Maps on GIS platform, composite Sajra Map Mosaic with proposed land-use map of Master plan shall be superimposed on Final Digital base map. Proposed Land-use map of approved Master Plan and Cadastral/Sajra maps shall be made available to the consultant in hard copy by Kushinagar Special Area Development authority.

Consultant shall submit the Proposed Land-use map of approved Master Plan and composite Sajra Map Mosaic superimposed on Final Digital base map to Associate Planner, Gorakhpur Regional Planning Division, Town & Country Planning Department, Uttar Pradesh for ground verification and vetting.

3. Scope of Work:

under the provision of section 8(3) of The Uttar Pradesh Special area development authority act, 1986, in order to identify the land-use of each araji number of cadastral/sajra maps of municipality area and revenue villages falling under Area of interest, and further to facilitate the planned development, Superimposition of Proposed Land-use map of Approved Master Plans on Composite Sajra Map Mosaic of Municipality area and Revenue villages falling under Area of interest on Digital Base Map with the help of Very High Resolution Satellite (VHRS) Imagery has to be prepared. The proposed assignment will include, but not limited to the following aspects to complete the work.

- **Methodology for Preparation of GIS based Digital Base Map:**

Consultant shall develop a Geo-referenced detailed digital Draft base Map of Area of interest at 1:4000 scale with the help of VHRS Imagery. The preliminary interpreted base map should be ground verified and the final digital base map shall be prepared by incorporating the ground truth data. To provide authenticity to the information, value-addition of spatial features will be done through collection of attributes and the same will be vetted by Associate Planner, Gorakhpur Regional Planning Division, Town & Country Planning Department, Uttar Pradesh.

- **Superimposition of Composite Sajra Map Mosaic with proposed land-use map of approved master plan on Digital Base Map using GIS:**

Consultant shall scan, geo-reference and digitized Proposed Land-use map of approved Master Plans and the Cadastral/Sajra Maps falling under Area of interest and prepare a composite Sajra Map Mosaic and superimpose the Proposed Land-use map of approved Master Plans on composite Sajra Map Mosaic on Final Digital base map. While most of the data to be collected is secondary, some crucial data may be required to be collected from primary surveys.

- **Maps and diagrams:**

Following maps shall be prepared on GIS technique.

- Base map
- Proposed Land-use maps of previously approved master plans superimposed on Base map
- composite Sajra Map Mosaic superimposed on Base map
- Circulation network and hierarchy of road networks of 4.00 mts and above right-of-way including all village roads.

4. Deliverables and time/payment schedule:

The time schedule for completion of various stages and payment schedule shall be as per following:

Sl. No.	Stage	No. of Copies	Schedule	Cumulative Time Period	Payment Schedule
i)	GIS based Digital draft Base Map & Scanning, geo-referencing and digitisation of proposed land-use map of approved master plan	2 hard + soft copy	30 days from date of award	30 days	25% of the total cost would be payable on approval of draft base map
ii)	Final Digital base map & digital proposed land-use map of approved master plan after vetting	3 hard + soft copy	15 days from date of approval of draft base map	45 days plus processing time*	25% of the total cost would be payable on approval of final Base Map
iii)	Scanning, geo-referencing and digitisation of sajra map and preparation of composite sajra map mosaic on final base map	2 hard + soft copy	30 days from date of approval of final base map	75 days plus processing time*	25% of the total cost would be payable on approval of draft composite sajra map mosaic on final base map
iv)	Final composite sajra map mosaic superimposition on final base map and final proposed land-	3 hard + soft copy	15 days from the date of approval of draft composite sajra map mosaic on	90 days plus processing time*	25% of the total cost would be payable on approval of Final composite sajra map mosaic

Sl. No.	Stage	No. of Copies	Schedule	Cumulative Time Period	Payment Schedule
	use map		final base map		superimposition on final base map and Final existing land-use map

Note:

- **"processing time" means the time between submission of the stage report and issue of the minutes for approval/ modification of the same.
- The period between the submission of stage report and its processing would not be included in the period of assignment.
- No advance payment for any purpose will be made to the consultant.
- The payment will become due on approval of the stage report and on raising of bill/invoice by the consultant after the approval of stage report.

5. Procedure for Monitoring & Review of the Assignment

- The Consultant's work will be monitored and reviewed jointly by committee of Associate planner, Town and country Planning department, Gorakhpur and Secretary, Kushinagar Special Area Development, Kushinagar. The consultants shall submit each of the above-mentioned deliverables as per the schedule mentioned above. The payments of all above mentioned stages will be released by the authority after the approval of each stage. The consultants will be required to make a presentation before committee within a week of submission of each of the above stage reports. The observation/suggestions of committee will be incorporated in the next stage of submission.

6. General

- i) All data collected by the Consultant shall be made available to the Client in proper organized format and this data shall remain the property of the Client.
- ii) The data collected and the research results of the Consultancy shall not be divulged to other agencies without the explicit approval of the Client.
- iii) All reports should be submitted in hard and soft copy. Reports should be in Microsoft Word format and pdf format, maps and drawings should be jpg, pdf and in the compatible format of GIS facilities.

