



**Chhatrapati Sambhajanagar Municipal Corporation,  
Chhatrapati Sambhajanagar.**

**Preparation of Detailed Project Report (DPR) for the  
project to develop City Central Park along with Swami  
Vivekananda Garden, Rose Garden and adjoining areas**

**For**

**Expression of Interest (EOI)**

**TENDER BOOK**

**Department of Garden and Tree Authority,  
Near Central Bus Stand, Siddhartha Garden,  
Chhatrapati Sambhajanagar-431003**

## Description

1. Project Name :- Preparation of Detailed Project Report (DPR) for the project to develop City Central Park by combining Swami Vivekananda Garden, Rose Garden and adjoining areas.
2. Location of the Project :- Swami Vivekananda Garden, Rose Garden and Adjacent Area,  
District Collector Office-T.V. Center Road,  
N-12, CIDCO,  
Chhatrapati Sambhajnagar (Maharashtra).
3. Site Map of the Project :- Attached (Form-A).
4. Format of Detailed Project Report :- Pre-Tender Activity.
5. Consultancy Fee :- Up to 0.60% of the project cost.
6. Timelines for the Preparation of Detailed Project Report :-
  - Drafting of Report: Two months from the Date of Work Order
  - Finalization of Report: Three months from the Date of Work Order
7. Tender Fee :- Rs. 5000/- (Non-Refundable)
8. Security Deposit :- Rs. 1,00,000/- (Refundable without interest)  
The security deposit should be submitted in the form of Demand Draft to the “Deputy Commissioner, Municipal Corporation, Chhatrapati Sambhajnagar.”
9. Blank Tender Sale :- **From 14.08.2024 to 30.08.2024 upto 2.00pm**  
Office of the Chief Garden Officer,  
Adjacent to Central Bus Stand,  
Siddhartha Garden,  
Chhatrapati Sambhajnagar-431003
10. Joint Site Inspection and Pre-Bid Meeting :-
  - **Date 22.08.2024**
  - Pre-Bid Meeting  
Administrator's Cabin,  
Municipal Corporation Administrative Building (Phase No.1),  
Town Hall,  
Chhatrapati Sambhajnagar-431001.

**Signatures and Seals**  
Signature of Project Consultant

Signed/-  
**Executive Engineer (Garden)**  
Municipal Corporation  
Chhatrapati Sambhajnagar.

11. Submission of Tenders :- **Date 30.08.2024 up to 5.00 pm**  
Office of the Chief Garden Officer,  
Adjacent to Central Bus Stand,  
Siddhartha Garden,  
Chhatrapati Sambhajanagar-431003.
12. Concept to be submitted by the consultant as per the project requirement. :- - **Date 09.09.2024 at 11.00 am.**  
- Administrator's Cabin,  
Municipal Corporation Administrative Building (Phase No.1),  
Town Hall,  
Chhatrapati Sambhajanagar-431001.
13. Contact :- Miss. Swapnali Mane,  
Junior Engineer,  
Garden and Tree Authority Department,  
Municipal Corporation Chhatrapati Sambhajanagar.  
Mobile: 8600726941  
Email: [mcardendepartment@gmail.com](mailto:mcgardendepartment@gmail.com)

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## **About Chhatrapati Sambhajanagar City :**

Chhatrapati Sambhajanagar city, a major city in Maharashtra and the divisional headquarter of Marathwada, covers an area of 141 sq. km with an estimated population of 12 lakhs. Known for its tourist, religious, and historical sites like Ajanta and Ellora Caves, Ghrishneshwar Jyotirling, Bibi-Ka-Makbara and Panchakki, the city is a hub for education, medical, industrial, and tourism sectors. It is well-connected by air, rail, and highways.

## **Chhatrapati Sambhajanagar Municipal Corporation Overview :**

Established on 8th December 1982, the municipal jurisdiction comprises 115 constituencies, 104 parks, and various facilities including the Zoo, Library, Chhatrapati Shivaji Maharaj Museum, Dr. Babasaheb Ambedkar Research Centre, Maulana Abul Azad Research Centre, Fire Station, Sports Complexes, Schools, Hospitals/Health Centres, and City Bus services. The Municipal Corporation provides essential civic services to citizens.

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## **City Central Park :**

The project aims to develop City Central Park by combining Swami Vivekananda Garden, Rose Garden and adjacent areas. Currently, a statue of Mahatma Basaveshwar and a Glow Garden project are proposed in Swami Vivekananda Garden, with ancillary proceedings underway. A Mini Bullet Train has been made operational in Swami Vivekananda Garden, and the project of developing an Adventure Park is in progress.

An area of approximately 21.99 acres combining Swami Vivekananda Garden, Rose Garden, and adjacent areas is available for the proposed City Central Park. The project is expected to include:

1. Necessary Civil / Electrical works.
2. Landscaping design, gardening, horticulture and other garden works.
3. Creation of Nakshatravan, Rashivan.
4. Increasing the height of the proposed park's compound wall and erecting new compound walls where required.
5. Construction of fountains at required places.
6. Construction of pathways and jogging tracks.
7. Setting up selfie points and gazebos for sitting.
8. Installation of beautiful sculptures.
9. Erecting a tall tower to observe the entire park.
10. Developing a separate yoga zone.
11. Developing a separate play section for toddlers.
12. Developing an Open Fitness Area (Open Gym).
13. Setting up a pet park.
14. Setting up a food plaza.
15. Construction of parking lots for two-wheeler and four-wheeler vehicles.
16. Other necessary components as suggested by the Project Management Consultant.

**The above-mentioned items are indicative. The Project Management Consultant, considering the site's area, geographical position, surrounding area and other factors, is expected to conceptualize the project.**

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## **A) Detailed Project Report :**

A detailed project report (DPR) of the proposed City Central Park is expected to be prepared only for the Pre-Tender Activity. The DPR should be prepared along with Total Station Survey Report, Pictorial View / 3D Drawing, 2D Drawing, Design, Estimate, Detail Report, Line Plan, and City Central Park all-view Drawing.

1. Alterations/maintenance repairs as required in the existing structures/accessories at Swami Vivekananda Garden and Rose Garden.
2. The DPR should consider the proposed projects of the installation of Mahatma Basaveshwar statue and Glow Garden at Swami Vivekananda Garden already planned by the Municipal Corporation.
3. Estimate preparation must be prepared referring to the current rates applicable to the Municipal Corporation.
4. For Non-DSR Items, consider the minimum rates from three to four quotations of registered vendors/organizations/companies.
5. Submission of five copies of the detailed project report (in color print).
6. Submission of two copies of the detailed project report in soft copy

## **B) Eligibility Criteria :**

1. Consultants should be registered with any government office or local body.
2. The consultant should have prepared at least three DPRs for any Government/Semi Government office or a local body including at least one DPR for a minimum of Ten-hectare area of Park/Greenfield for a Government/Semi Government office or a local body.
3. The consultant should have a minimum annual turnover of Rs. 2.00 crores.
4. The consultant should submit Income Tax Returns for the last three years.
5. The consultant should have valid PAN and GST registrations.
6. The consultant should not have been blacklisted by any Government/semi-Government office or local self-Government.
7. Project Management Consultant should have educational qualification Engineer, Landscape Architect.

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### **C) Tender Procedure**

1. The tender book is available at [mahatenders.gov.in](http://mahatenders.gov.in) / [chhsambhajinagarmc.org](http://chhsambhajinagarmc.org).
2. A soft copy of the tender will be provided via E-mail if requested by the consultant during the tender sale period.
3. The consultant participating in the tender should obtain the blank tender book (in the form of a signed hard copy) by paying Rs.5000/- **from 14.08.2024 to 30.08.2024 up to 2.00p.m.**
4. A joint site inspection is organized on **22.08.2024 at 11.00 a.m.** and a pre-bid meeting is organized in the cabin of Administrator, Municipal Corporation Chhatrapati Sambhajinagar on the same date at **3.00 p.m.**
5. A deposit of Rs. 1.00 lakh as a security deposit should be submitted along with the tender book and attached documents (As mentioned in the eligibility criteria) on **30.08.2024 up to 5.00pm.** After verifying the documents, the consultant will be informed if they are eligible/ineligible to submit their concept under the said project (via E-mail)

### **D) Selection of Project Management Consultant :**

1. The qualified project management consultant should present the Total Station Survey Report of City Central Park, 2D/3D Drawings, and the estimated project cost in the meeting before the committee appointed by the Municipal Corporation held **on 09.09.2024 at 11.00 a.m.** The consultant should present their concept through a PowerPoint presentation to the municipal level committee. Consultants can also present the concept in 3D Animated Video format.
2. The committee will appoint the Project Management Consultant to prepare the DPR of City Central Park, after considering all presented concepts.
3. If the concepts of more than one consultant are acceptable, the consultant with the lowest consultancy charges will be selected.
4. The committee's decision will be final and binding for all consultants.
5. Security deposits of all consultants except the selected one will be refunded. The selected consultant's security deposit will be refunded (Without interest) three months after the final payment.

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Signed/-  
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## **E) Project Consulting Fees :**

1. An amount of 0.60% of the project cost will be paid to the Project Management Consultant as consultancy charges.
2. Payments will be made as per available funds.

## **F) General Terms and Conditions :**

1. Tender submission is limited to eligible consultants submitting their project concepts.
2. If unable to attend the site inspection on 22.08.2024, consultants may visit the project site at their convenience.
3. If the qualified consultant does not submit the project concept, their deposit will be forfeited.
4. The consultant should submit the DPR within two months from the date of assignment. (Work order)
5. The municipal technical committee will review the DPR format. The consultant must make amendments in Drawing, Design, Estimate and Detail report as suggested by the committee.
6. The final DPR should be submitted within three months from the date of work order.
7. The consultant must establish a functional office in Chhatrapati Sambhajnagar and appoint competent engineers/architects during the project report preparation.
8. Stamp duty corresponding to the consultancy fee should be deposited to office concerned or an equivalent stamp submitted to Garden Department, Municipal Corporation, Chhatrapati Sambhajnagar.
9. A signed declaration on a Rs. 500/- stamp is required from the eligible consultant.
10. Income tax will be deducted from the consultancy fee.

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